



Landscape Sensitivity

Assessment

Potential Residential and Employment Sites

Harborough District Council

Final report

Prepared by LUC

December 2024

Version	Status	Prepared	Checked	Approved	Date
1	Draft	H Stannard/K Hegmann	K Davies	K Davies	18.04.2024
2	Final Draft	H Stannard/K Hegmann	K Davies	K Davies	09.10.2024
3	Final	H Stannard	K Davies	K Davies	20.12.2024



Land Use Consultants Limited

Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Contents

Chapter 1	7
Introduction and context	
Introduction	7
Policy Context	8
Landscape Context	11
Limitations of the Study	12
Structure of the Study	13
Chapter 2	15
Methodology	
Approach and Principles	15
Approach and Process of Assessment	17
Stage 1: Desk-based Assessment	18
Desk Based Assessment	41
Stage 2: Field Survey Assessment	41
Stage 3: Reporting	42
Chapter 3	43
Overview of Findings	
Chapter 4	60
Sensitivity Assessment Parcels and Strategic Sites	
Scraptoft, Thurnby and Bushby	61
Lutterworth	122
Market Harborough	178
Landscape Sensitivity Assessment	3

Contents

Broughton Astley	236
Fleckney	280
Great Glen	306
Kibworth	351
Billesdon	398
Great Bowden	417
Houghton on the Hill	436
Husbands Bosworth	461
Ullesthorpe	492
Stoughton	525
East of Broughton Astley	560
Whetstone Pastures	580
Land east of Scraftoft and north of A47	592
Land South of Gartree Road and East of Oadby	604
Land at Newton Harcourt	617
Land south-west of Lutterworth	628
Land south-east of Lutterworth	638
South of Magna Park	649
Land northwest of Catthorpe Interchange	660
North of Magna Park	671

Appendix A	682
Glossary	

Appendix B	691
Sources of Information	

Table of Tables

Table 2.1: Settlements and strategic sites considered within LSA	21
Table 2.2: Settlement Buffers	23

Contents

Table 2.3: Sensitivity Assessment Parcels	27
Table 2.4: Overall Sensitivity Rating	31
Table 2.5: Physical Character (including Topography and Scale) Sensitivity Rating	32
Table 2.6: Natural Character Sensitivity Rating	33
Table 2.7: Historic Landscape Character Sensitivity Rating	34
Table 2.8: Form, Density and Setting of Existing Settlement/development Sensitivity Rating	35
Table 2.9: Extent of built development sensitivity rating	37
Table 2.10: Access and Recreation Sensitivity Rating	38
Table 2.11: Views and visual character including skylines Sensitivity Rating	39
Table 2.12: Perceptual and experiential qualities Sensitivity Rating	40
Table 3.1: Individual Criteria Scores and Overall Assessment Score – Settlements - Scraftoft, Thurnby and Bushby	51
Table 3.2: Individual Criteria Scores and Overall Assessment Score – Settlements – Lutterworth (Current Baseline)	51
Table 3.3: Individual Criteria Scores and Overall Assessment Score – Settlements – Lutterworth (Future Baseline)	52
Table 3.4: Individual Criteria Scores and Overall Assessment Score – Settlements – Market Harborough	52
Table 3.5: Individual Criteria Scores and Overall Assessment Score – Settlements - Broughton Astley	52
Table 3.6: Individual Criteria Scores and Overall Assessment Score – Settlements - Fleckney	53
Table 3.7: Individual Criteria Scores and Overall Assessment Score – Settlements - Great Glen	53
Table 3.8: Individual Criteria Scores and Overall Assessment Score – Settlements - Kibworth	54
Table 3.9: Individual Criteria Scores and Overall Assessment Score – Settlements - Billesdon	54
Table 3.10: Individual Criteria Scores and Overall Assessment Score – Settlements - Great Bowden	54
Table 3.11: Individual Criteria Scores and Overall Assessment Score – Settlements - Houghton on the Hill	55
Table 3.12: Individual Criteria Scores and Overall Assessment Score – Settlements - Husbands Bosworth	55

Contents

Table 3.13: Individual Criteria Scores and Overall Assessment Score – Settlements - Ullesthorpe	56
Table 3.14: Individual Criteria Scores and Overall Assessment Score – Strategic Development Sites	56
Table 3.15: Individual Criteria Scores and Overall Assessment Score – Strategic Employment Sites	57
Table A.1: Glossary	682

Table of Figures

Figure 1.1: Landscape Character Types (LCTs) and Landscape Character Areas (LCAs)	14
Figure 2.1: Settlement Boundaries and Potential Strategic Site Locations	16
Figure 2.2a: Settlement Assessment Parcels	25
Figure 2.2b: Sensitivity Assessment Sites	26
Figure 3.1a: Settlement Parcels - Overall Landscape Sensitivity to Residential Development	44
Figure 3.1b: Settlement Parcels - Overall Landscape Sensitivity to Employment Development	45
Figure 3.1c: Lutterworth Future Baseline Landscape Sensitivity to Residential Development	46
Figure 3.1d: Lutterworth Future Baseline Landscape Sensitivity to Employment Development	47
Figure 3.2a: Strategic Development Sites - Overall Landscape Sensitivity to Residential Development	48
Figure 3.2b: Strategic Development Sites - Overall Landscape Sensitivity to Employment Development	49
Figure 3.2c: Strategic Employment Sites - Overall Landscape Sensitivity to Employment Development	50

Chapter 1

Introduction and context

Introduction

1.1 Harborough District Council (the Council) is in process of preparing a new Local Plan Review, which is expected to cover 2023-2041 and which will need to accommodate a significant amount of new housing and employment growth. As part of the evidence base for the Local Plan, the Council needs to consider whether the landscape around a number of the District's settlements as well as strategic development areas, has the capacity to accommodate new development without causing significant adverse effects on its landscape character.

1.2 The Council commissioned LUC in March 2024 to undertake a landscape sensitivity assessment (the 'study') for the land surrounding the main settlements and the large and medium villages within the district, as well as strategic-scale sites. The outputs from this assessment provide the Council with a robust evidence base to inform the appropriate scale and location of future development to minimise harm to the landscape and the setting of settlements. By assessing and mapping the relative sensitivity of different landscapes the study will provide a tool for informing landscape change.

1.3 The outputs of this work will be used by the Council to:

- Identify land where development would be most appropriate to minimise impact on landscape character (i.e. areas of least sensitivity);
- Inform the evaluation of potential development locations; and
- Establish site options for consideration through the Local Plan site assessment process.

1.4 A draft summary of assessment scores was provided for client review between July and August 2024 incorporating desk based and field survey judgements and identification of high-level mitigation opportunities. This was followed by the submission of a complete draft study in September 2024 which contained the evidence behind the judgements.

1.5 A summary of the final results (non-technical summary) and guidance is provided in **Chapter 3**.

Policy Context

The European Landscape Convention

1.6 The European Landscape Convention (ELC) of the Council of Europe came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

'Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.'

National

1.7 The revised National Planning Policy Framework (NPPF) was published in December 2023 and contains several policies which refer to the consideration of landscape and the built environment in planning decisions.

1.8 Under Strategic Policies, Paragraph 20 states that:

'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for: ...d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'

1.9 Within Section 15, in relation to conserving and enhancing the natural environment, Paragraph 180 of the NPPF states:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...

1.10 Paragraph 181 of the NPPF goes on to state:

'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and

green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

1.11 Under the section considering ground conditions and pollution, Paragraph 191 recognises the need to:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should...

...b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

Planning Practice Guidance

1.12 The Planning Practice Guidance (PPG) indicates that: 'to help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed'. Given the potential level of development proposed in the emerging Local Plan, it was considered necessary to assess the sensitivity to development of the landscape around settlements and in strategic sites.

Local Planning

1.13 Harborough District adopted The Harborough Local Plan 2011-2031 in 2019. The plan provides an important strategy for delivering sustainable development in the District, and entirely replaced Harborough District Local Development Framework Core Strategy 2006-2028 (adopted in 2011); and Harborough District Local Plan 2001. Harborough District Council is in the process of revising its Local Plan and this study forms part of the evidence for the new plan.

Neighbourhood Planning

1.14 As of January 2024, 29 parish, village and town council areas have made (adopted) Neighbourhood Plans. A further 6 have completed their reviews, and a further 8 plans are under review.

1.15 The policies in these neighbourhood plans supplement the district-wide policies in the adopted Local Plan. A number of these plans have specific policies on landscape, or other policies, such as design or green infrastructure, which make reference to landscape and the potential impact of development on these areas.

Landscape Context

1.16 The updated Harborough Landscape Character Assessment (LCA) 2024 identifies 12 Landscape Character Types and 27 individual Landscape Character Areas, which form the primary evidence base and assessment parcel boundaries for this Landscape Sensitivity Assessment. **Figure 1.1** below illustrates the Harborough landscape character framework.

Limitations of the Study

1.17 This study provides an assessment of the relative landscape sensitivities of the different assessment parcels to residential and employment development, without knowing the exact location, layout, design or mitigation proposed. It therefore should not be interpreted as a definitive statement on the suitability of a certain location for a particular development. It is not a replacement for detailed studies for specific siting and design and all developments will need to be assessed on their individual merits.

1.18 The study is based on an assessment of landscape character using carefully defined criteria. Landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or 'criteria'). We have sought to address this issue in our summary of overall landscape sensitivity given for each assessment parcel - which considers how the criteria-based assessments combine to give an overall sensitivity result for the different development types under consideration. The assessments are based on professional judgement, taking account of the interplay between criteria, as well as those which might be more important to the landscape character of the assessment parcel.

1.19 It is also worth noting that the LSA considers the following:

- The natural character of the landscape but not specific ecological issues in relation to species or habitats;
- The historic and cultural character of the landscape but not specific cultural heritage/archaeological issues associated with individual designated heritage assets and their settings; and
- The visual character of the landscape but not visual amenity issues associated with specific receptors, such as the overall quality, experience and nature of public views from specific locations such as promoted viewpoints, or of private views and outlook available to occupants of residential properties.

1.20 These are all issues that will need to be taken into account in site selection and impacts will need to be reported at the time when individual proposals are put forward - as such they will be addressed through planning applications and Environmental Impact Assessment (EIA) process including more detailed landscape and visual impact assessments and appraisals (LVIA).

1.21 This study concentrates on understanding the sensitivities to development and does not address capacity. Capacity is a further stage of assessment that requires consideration of cumulative development, landscape objectives, and thresholds of acceptable change to identify likely quantum of change that can be accommodated.

1.22 Finally, the study remains strategic and is based on the assessment of broad settlement edge assessment parcels and strategic sites. There may be spatial variations in character within any one assessment parcel and these are generally described in the text. Individual site level investigations will likely indicate further differences and variations at the site scale.

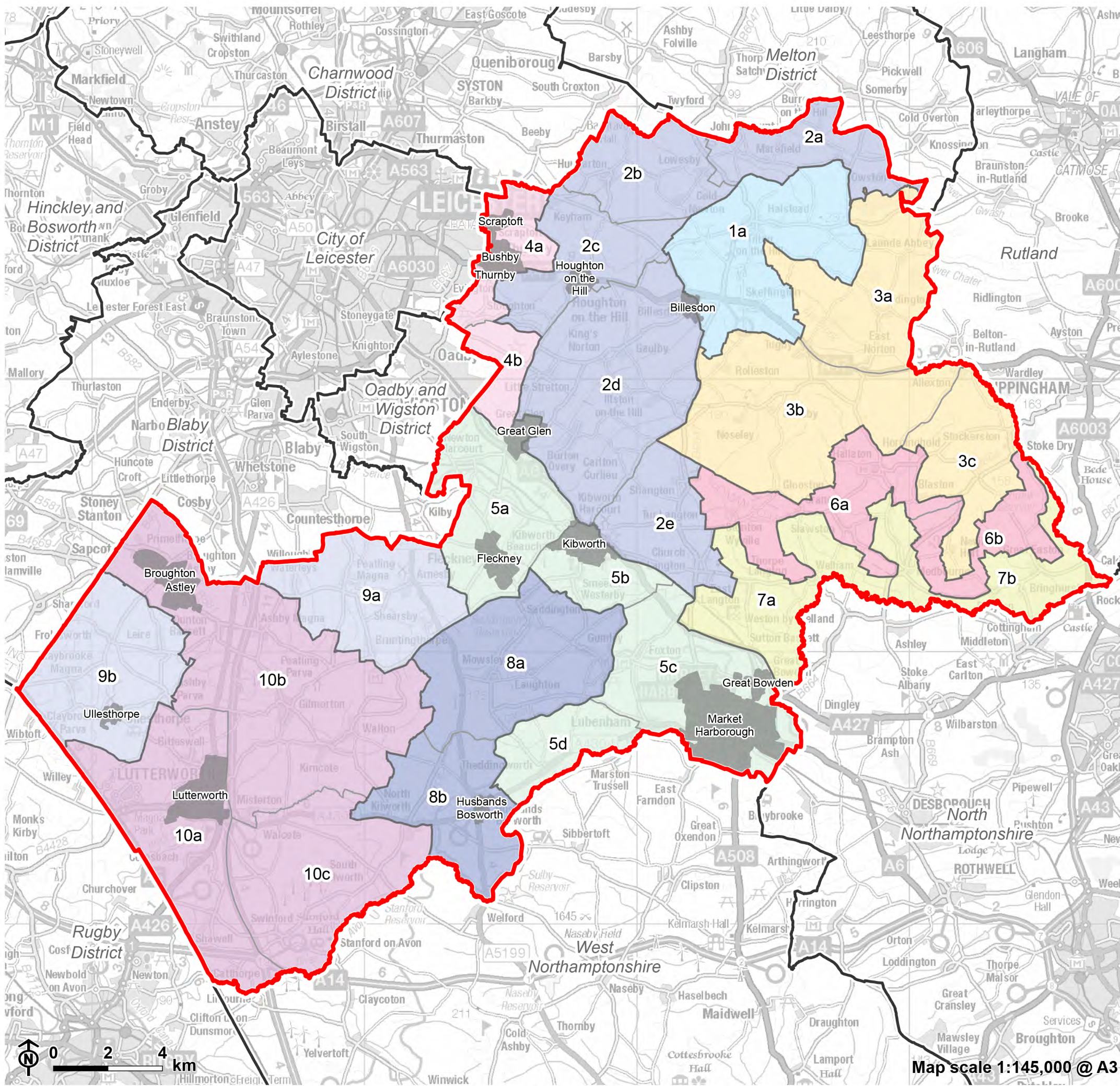
1.23 This study was undertaken at 1:25,000 scale and involved desk study and field work from roads, public rights of way and other public vantage points.

Structure of the Study

1.24 The study is structured as follows:

- **Chapter 2** sets out the methodology for the LSA.
- **Chapter 3** sets out the overall landscape sensitivity results for the sensitivity assessment parcels within settlements and strategic sites.
- **Chapter 4** contains the detailed proformas for the sensitivity assessment parcels within settlements and strategic sites.
- **Appendix A** contains a glossary of terms.
- **Appendix B** contains sources of information.

Figure 1.1: Landscape Character Types (LCTs) and Landscape Character Areas (LCAs)



- ▬ Harborough District Council
 - Neighbouring Local Authority
 - Settlement
- Landscape Character Assessment**
Landscape Character Types (LCT) and Areas (LCA)
- LCT 1: Farmed Plateau Ridge Tops
 1a Tilton on the Hill and Skeffington
 - LCT 2: Rolling Tributary Farmland
 2a Marefield and Owston
 2b Hungarton and Lowesby Estates
 2c Houghton-on-the-Hill to Keyham
 2d Burton Overy to Billesdon
 2e Shangton to East Langton
 - LCT 3: Rolling Wooded Farmland
 3a Loddington
 3b Rolleston to Allexton
 3c Horninghold and Stockerston
 - LCT 4: Settled and Farmed Edge
 4a Stoughton to Scraptoft
 4b Great Stretton to Newton Harcourt
 - LCT 5: Settled Vale
 5a Fleckney
 5b Kibworth
 5c Market Harborough
 5d Theddingworth
 - LCT 6: River Valley Slopes
 6a Hallaton to Stonton Wyville
 6b Medbourne to Eyebrook Reservoir
 - LCT 7: River Valley Floodplain
 7a Great Bowden to Welham
 7b Medbourne to Great Easton
 - LCT 8: Elevated Farmed Plateau
 8a Laughton and Mowsley
 8b Husbands Bosworth
 - LCT 9: Open Farmed Lowlands
 9a Willoughby Waterleys to Shearsby
 9b Claybrooke Magna to Leire
 - LCT 10: Transitional Rolling Farmland
 10a Lutterworth to Catthorpe
 10b Gilmorton to Broughton Astley
 10c Walcote to Swinford and North Kilworth

Map scale 1:145,000 @ A3

Chapter 2

Methodology

Approach and Principles

2.1 This chapter sets out the method followed to undertake the LSA for the residential and employment sites, including the key sources of evidence used, the scales of development considered, and the assessment criteria and process followed.

2.2 The LSA was undertaken in accordance with the principles in Natural England's 'An approach to landscape sensitivity assessment - to inform spatial planning and land management' (June 2019). The methodology draws on LUC's previous extensive experience in landscape sensitivity studies and reflects the requirements of the project brief and discussion at the Inception Meeting held on 5 February 2024.

2.3 The relevant national planning policy is set out in Chapter 1 of this study. The criteria and indicators developed as part of the study method have taken account of the NPPF requirements for:

- Conservation and enhancement of landscapes;
- Protecting and enhancing valued landscapes;
- Recognising the intrinsic character and beauty of the countryside;
- Giving great weight to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, which have the highest status of protection; and
- Protecting tranquil and intrinsically dark landscapes.

Figure 2.1: Settlement Boundaries and Potential Strategic Site Locations



- Harborough District Council
- Neighbouring Local Authority
- Settlement
- Strategic employment site
- Strategic development site
- East of Lutterworth Strategic Development Area 19/00250/OUT

Map scale 1:145,000 @ A3

Approach and Process of Assessment

2.4 The process for undertaking the study involved three main stages outlined below.

Stage 1: Desk-based Assessment

- Evidence gathering
- Review of settlements and development types; and
- Desk-based assessment.

Stage 2: Field Survey Assessment

- Checking views, perceptual information and context; and
- Adjusting draft judgements of the desk-based assessment, taking into account specific context factors.

Stage 3: Reporting

- Updating the findings of the assessment following the field survey;
- Providing specific guidance to help accommodate new residential and employment development into the landscape; and
- Submitting a draft and final study.

Stage 1: Desk-based Assessment

Evidence Gathering

2.5 Relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study. A list of these is provided within Appendix B.

Development Types Considered

2.6 The study addresses the types of development as set out below. The scenarios were agreed with Harborough District Council as representative of development types coming forward.

Residential Development within Settlement Parcels and Strategic Sites

2.7 Residential development is assumed to be houses of between one and two/two and a half-storeys in height (between 6m and 10m high) with associated access roads, private gardens and garaging. Example images within the district are provided below:



Employment Development within Settlement Parcels

2.8 Economic/employment development is assumed to be buildings two storeys high (between 8m and 12m high, and up to 2,000m²), with associated access roads, parking and open space, for example, local business parks or light industrial units. Example images within the district are provided below:



Strategic Employment Development

2.9 Employment development is assumed to be buildings between 15m and 18m high, and between 20,000 and 50,000m², with associated access roads, parking and open space, for example, larger scale industrial parks or distribution centres. Example images within the district are provided below:



Defining the Spatial Framework

2.10 The LSA assesses land around the main settlements within the District including the market towns of Market Harborough and Lutterworth, villages adjacent to the Leicester Principal Urban Area and large and medium villages, as well as a number of strategic sites (**Table 2.1**). Smaller settlements were excluded from the LSA. The LSA has also assessed a future baseline scenario for the Lutterworth Strategic Development Area – east of Lutterworth, with further detail set out in Paragraph 2.18-22 below.

Table 2.1: Settlements and strategic sites considered within LSA

Settlement Hierarchy	Settlement / Strategic Site
Adjoining Leicester Urban Area	Scraptoft, Thurnby and Bushby
Market towns	Lutterworth
Market towns	Market Harborough
Large villages	Broughton Astley

Settlement Hierarchy	Settlement / Strategic Site
Large villages	Fleckney
Large villages	Great Glen
Large villages	Kibworth
Medium villages	Billesdon
Medium villages	Great Bowden
Medium villages	Houghton on the Hill
Medium villages	Husbands Bosworth
Medium villages	Ullesthorpe
Strategic Development Sites	East of Broughton Astley
Strategic Development Sites	Stoughton
Strategic Development Sites	Whetstone Pastures (those areas within the district)
Strategic Development Sites	Land east of Scraftoft and north of A47
Strategic Development Sites	Land South of Gartree Road and East of Oadby
Strategic Development Sites	Land at Newton Harcourt
Strategic Employment Sites	Land south-west of Lutterworth
Strategic Employment Sites	Land south-east of Lutterworth
Strategic Employment Sites	South of Magna Park
Strategic Employment Sites	Land northwest of Catthorpe Interchange

2.11 The extent of individual sensitivity assessment parcels for each settlement were initially set at 1km from larger settlement edges including urban areas, market towns and large villages and 0.5km from settlement edges for medium villages. However, through consultation with Harborough District Council, it was deemed more appropriate that the extent of parcel boundaries for select

settlements could be reduced, providing greater assessment focus closer to settlement edges. Wherever possible, the extent of parcel boundaries covered the Strategic Housing and Economic Land Availability Assessment Update 2024 and the Strategic Housing and Economic Land Availability Assessment 2021. Settlement parcels did not extend beyond the boundary extents of Harborough District Council. A list of final extents for each settlement is set out in **Table 2.2** below.

Table 2.2: Settlement Buffers

Settlement/Strategic Site	Settlement Buffer
Scraptoft, Thurnby and Bushby	1km
Lutterworth	1km
Market Harborough	1km
Broughton Astley	0.5km
Fleckney	0.5km
Great Glen	1km
Kibworth	1km
Billesdon	0.3km
Great Bowden	0.5km
Houghton on the Hill	0.5km
Husbands Bosworth	0.3km
Ullesthorpe	0.3km

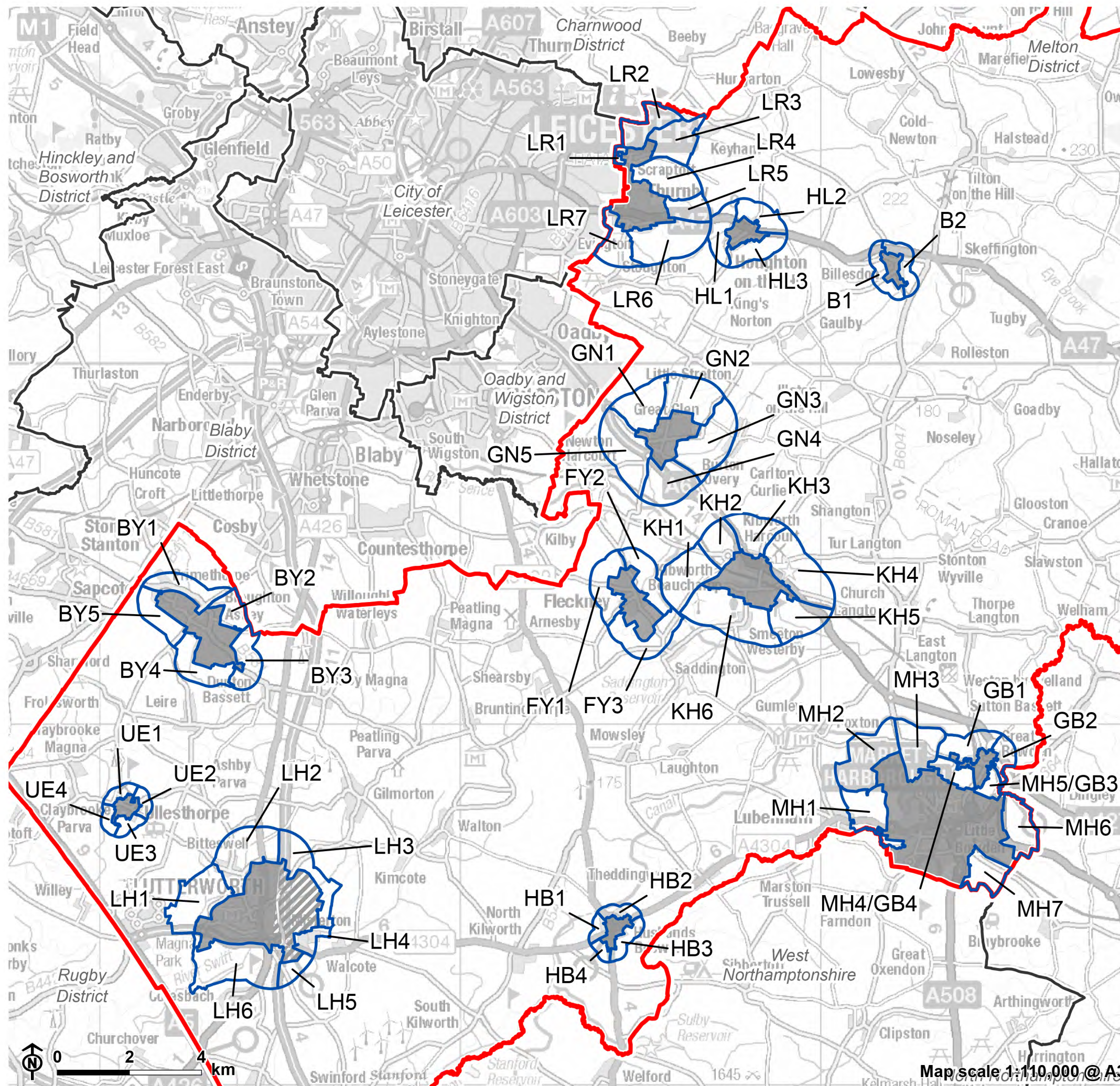
2.12 As defined areas, the strategic sites were assessed as stand-alone assessment sites with no buffers.

2.13 Clear landscape boundaries were defined for each sensitivity assessment parcel within the settlement buffers, by using landscape character

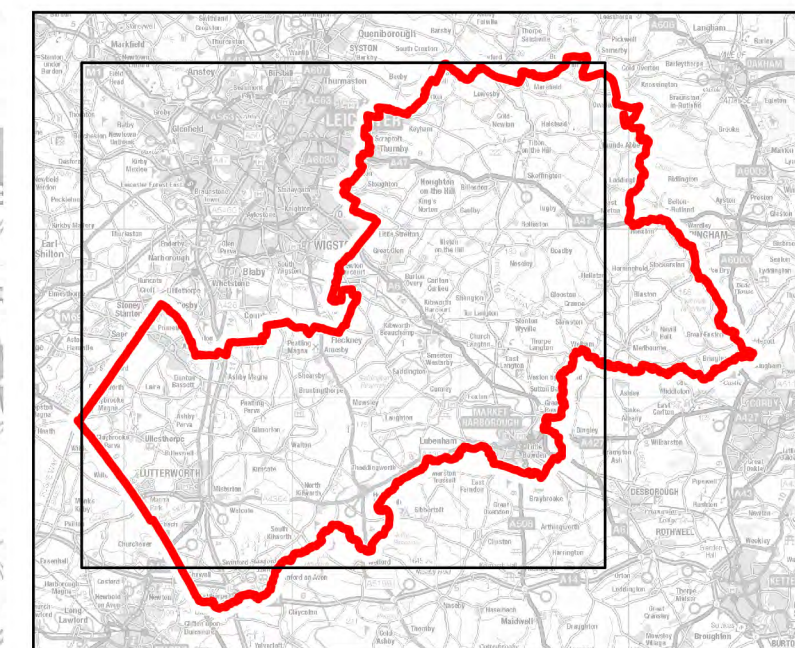
area/landscape character type boundary lines within the updated Harborough Landscape Character Assessment (LCA), the extents of SHELAA sites and call for sites 2024 submitted to the Council for consideration and other features within the landscape. The assessment parcel boundaries were agreed with Harborough District Council. Where settlements are close to one another, the sensitivity assessment parcels did not overlap, however, have made reference to adjacent sensitivity assessment parcels. The exception to this is the assessment parcels between Market Harborough and Great Bowden, where assessment parcels appear identical for each settlement due to their proximity to one another.

2.14 Some of the larger strategic sites were divided into smaller assessment sites using landscape character area/landscape character type boundary lines within the LCA or features such as roads. Where strategic sites have overlapped with settlement parcels, these sites were assessed separately to ensure a complete assessment of land surrounding settlements in the event that a strategic site is not put forward for development in the emerging local plan.

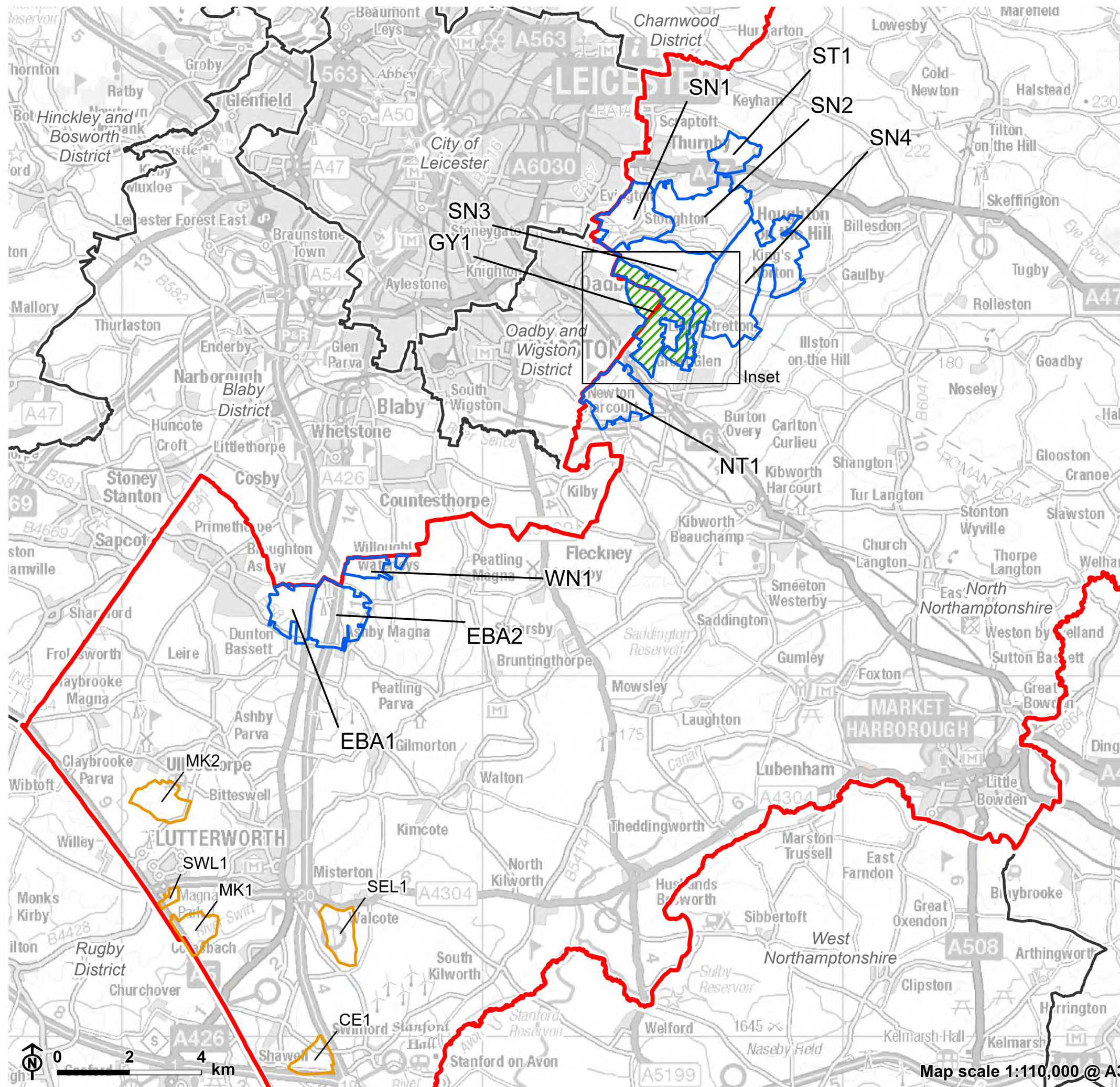
2.15 The above process resulted in a total of **68** geographically distinct sensitivity assessment parcels being identified (excluding overlapping parcels between Market Harborough and Great Bowden, which are counted only once). These are outlined within **Table 2.3** below and shown within on **Figure 2.2a/b**, noting that not all strategic sites are divided into sensitivity assessment parcels.



- Harborough District Council
- Neighbouring Local Authority
- Settlement parcel
- Settlement
- East of Lutterworth Strategic Development Area 19/00250/OUT

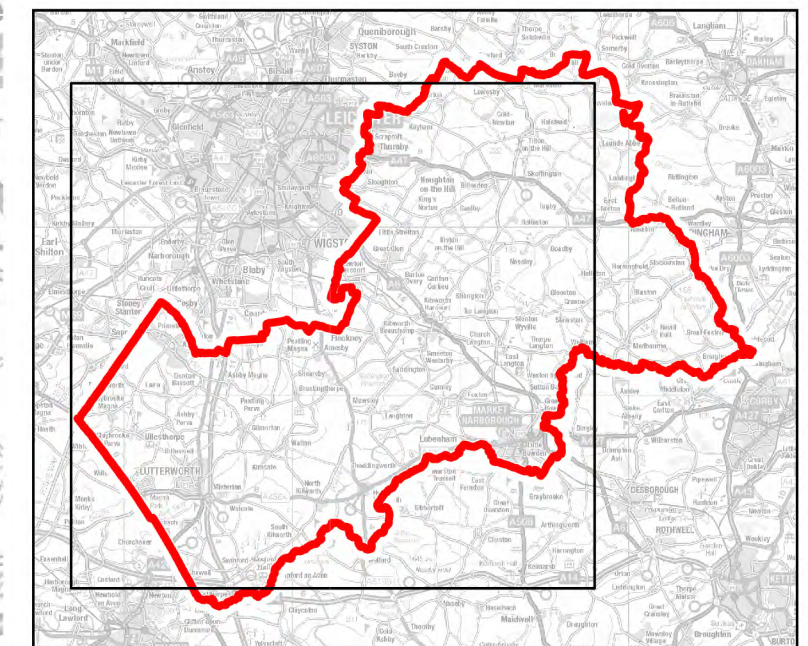
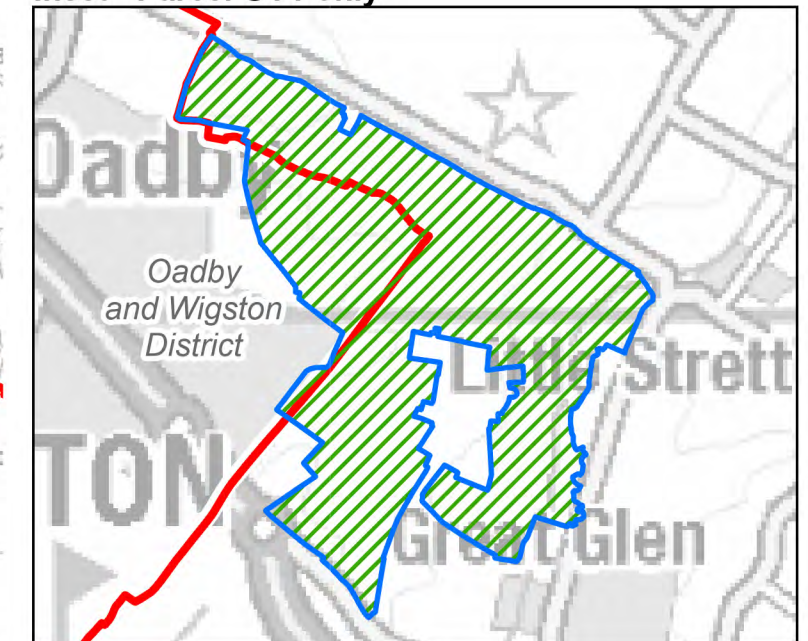


Map scale 1:110,000 @ A3



- Harborough District Council
- Neighbouring Local Authority
- Strategic development site
- Strategic development site GY1
- Strategic employment site

Inset - Parcel GY1 only



Map scale 1:110,000 @ A3

Table 2.3: Sensitivity Assessment Parcels

Settlement/Strategic Site	Sensitivity Assessment Parcels
Scraptoft, Thurnby and Bushby	LR1 – LR 7
Lutterworth	LH1 – LH6
Market Harborough	MH1 – MH 7
Broughton Astley	BY1 – BY5
Fleckney	FY1 – FY3
Great Glen	GN1 – GN5
Kibworth	KH1 – KH6
Billesdon	BN1 – BN2
Great Bowden	GB1 – GN4
Houghton on the Hill	HL1 – HL3
Husbands Bosworth	HB1 – HB4
Ullesthorpe	UE1 – UE4
Stoughton	SN1 – SN4
East of Broughton Astley	EBA1 – EBA2
Whetstone Pastures	WN1
Land east of Scraptoft and north of A47	ST1
Land South of Gartree Road and East of Oadby	GY1
Land at Newton Harcourt	NT1
Land south-west of Lutterworth	SWL1
Land south-east of Lutterworth	SEL1
South of Magna Park	MK1

Settlement/Strategic Site	Sensitivity Assessment Parcels
Land northwest of Catthorpe Interchange	CE1

East of Lutterworth Strategic Development Area Future Baseline

2.16 An assessment of the future baseline scenario for assessment parcels to the east of Lutterworth has been undertaken. The spatial framework for the parcels to the east of Lutterworth, namely LH3, LH4 and LH5, have considered the presence of the East of Lutterworth Strategic Development Area (SDA) as part of the baseline conditions. The SDA received planning permission on 17 May 2022, with the application summary set out below:

‘19/00250/OUT | Hybrid planning application comprising Outline application for development (including demolition) of up to 2,750 dwellings, business, general industrial and storage and distribution uses, two primary schools, neighbourhood centre, public open space, greenspace, drainage features, acoustic barrier, and other associated infrastructure (some matters reserved), and full application for the development of a spine road and associated junctions with the A426 north of Lutterworth, Gilmorton Road, Chapel Lane (including the partial closure and realignment of Chapel Lane to motor vehicles and horse riders), and the A4304 east of M1 Junction 20, comprising carriageway, footway, cycleway and associated infrastructure to include earthworks, bridge structures, services, drainage, landscaping, lighting and signage | Land East of Lutterworth Gilmorton Road Lutterworth Leicestershire’

2.17 At the point of writing this LSA, no detailed plans were available of the SDA, therefore, the EIA Parameters Plan (Drawing reference 8379-L-03) by FPCR Environment and Design Ltd, was considered to represent the baseline

conditions. The EIA Parameters Plan provides assumptions regarding built development, access and green infrastructure, which are referenced within the assessment where relevant. Some broad assumptions were considered when assessing the parcels for their sensitivity namely:

- Proposed buildings would be located up to the edges of built development areas and with the maximum building heights considered.
- Proposed Structural Planting would have reached at least 15 years of maturity and would include woodland, hedges and shrubs.
- Swift Valley Community Park is considered not to have any sports lighting or other structures within it, nor any proposed planting other than grass.
- Green Infrastructure areas are considered to be open in nature, as although new woodland, hedgerows and tree planting are mentioned in the description, as assumptions regarding extent of mitigation planting would be inappropriate without detailed plans available.

2.18 Only Parcels LH3, LH4 and LH5 have been considered within the future baseline due to their proximity to the SDA. LH1, LH2 and LH6 are visually separate and deemed not to be influenced by the SDA.

2.19 Only select criteria have been assessment in relation to the future baseline. The sensitivity rating of criterion including physical character, natural character, historic landscape character and access and recreation would not be influenced by the presence of the SDA and therefore, remain unchanged within the future baseline scenario. However, the following criteria are considered to be influenced by the SDA:

- Form, density and setting of existing settlement
- Views and visual character including skylines
- Perceptual and experiential qualities

2.20 The future baseline scenario is shown in grey hatched boxes within relevant assessment tables in Chapter 4. Based upon the above criteria, a judgement is made to ascertain whether the future baseline scenario has

changed the overall sensitivity of the parcel, which is set out in the 'Summary of overall landscape sensitivity' section and within the 'Summary Sensitivity Scores' table.

Permitted Development

2.21 The assessment of settlement parcels and strategic sites did not take into consideration any planning permissions either consented, in planning or otherwise unless there was physical evidence of construction work on the ground. Therefore, although areas within some settlement parcels and strategic sites may benefit from planning, this did not alter the results of the assessment if it was not present when undertaking site work.

Development of Sensitivity Criteria

2.22 The landscape sensitivity assessment uses carefully defined sensitivity criteria. Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity. Aspects of value are drawn into the individual criteria, and each criterion sets out indicators of relative landscape and visual susceptibility and value. These are defined in **Table 2.4**, providing examples that could indicate low or high sensitivity against each.

2.23 The assessments are presented in a tabular format, with sensitivity for each site analysed against each criterion on a five-point scale (as shown in **Table 2.4**). The sensitivity definitions reflect how susceptible the character and quality of the landscape would be to change. An overall sensitivity judgement is included, recognising that some attributes or elements of the landscape may be more important in defining character than others and may be more sensitive. The judgement is therefore based on transparent professional analysis rather than a mechanical process of addition. This also allows the assessment to highlight any particularly sensitive landscape features or qualities, and factors that would need to be taken into account should the site be developed.

Table 2.4: Overall Sensitivity Rating

Sensitivity	Definition
High	The key characteristics and qualities of the landscape are highly sensitive to change. It is unlikely to be able to accommodate the proposed change without significant character change/adverse effects.
Moderate-High	The key characteristics and qualities of the landscape are sensitive to change. There may be very limited situations/locations where the relevant change can be accommodated.
Moderate	Some of the key characteristics and qualities of the landscape are sensitive to change. It may have some potential to accommodate the relevant change in defined locations.
Low-Moderate	Few of the key characteristics and qualities of the landscape are sensitive to change. They are resilient and have some potential to accommodate the change proposed.
Low	The key characteristics and qualities of the landscape are robust and are either unlikely to be subject to change or are not sensitive to the change proposed.

Detailed Landscape and Visual Sensitivity Assessment Criteria

Introduction

2.24 The section below provides descriptors of each of the different criterion for landscape sensitivity and sets out some examples for each sensitivity score. As with the overall sensitivity score, these range from High to Low, with examples provided for high, moderate and low scores.

Physical character (including topography and scale)

2.25 This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. Smooth, gently undulating or flat landforms are likely to be less sensitive to development than a landscape with a dramatic landform, distinct landform features or incised valleys with prominent slopes. This is because developments may mask distinctive topographical features which contribute to landscape character.

2.26 This criterion considers how developments fit with the scale of the landform (understanding the scale of the development proposed is important when applying this criterion). Larger scale, simple landforms are likely to be less sensitive to larger scale developments than smaller scale, enclosed landforms (where large-scale developments could appear out of scale with the underlying landform). Conversely, smaller developments may be able to be screened within enclosed landforms, therefore reducing landscape sensitivity. Existing small-scale features in the landscape in the form of existing buildings or trees will influence the scale of development that can be accommodated in the landscape.

Table 2.5: Physical Character (including Topography and Scale) Sensitivity Rating

Sensitivity	Examples
High	The landscape has a dramatic landform or distinct landform features that contribute positively to landscape character; the area has a high density of small-scale landscape features and is overlain by a small-scale field pattern.
Moderate-High	-
Moderate	The landscape has an undulating landform and some distinct landform features; it is overlain by a mixture of small-scale and larger scale field patterns and a moderate density of small-scale landscape features.

Sensitivity	Examples
Low- Moderate	-
Low	The landscape has smooth, gently undulating or featureless landform with uniform large-scale landscape pattern and low density of overlying landscape features.

Natural Character

2.27 This criterion considers the ‘naturalistic’ qualities of the landscape in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows) which could be vulnerable to loss from development. Parcels with frequent natural features (including large areas of nationally or internationally designated habitats) result in increased sensitivity to development, while landscapes with limited natural features (including intensively farmed areas or areas with high levels of existing development) will be less sensitive.

Table 2.6: Natural Character Sensitivity Rating

Sensitivity	Examples
High	Large areas of the landscape are nationally or internationally designated for their nature conservation interest; there is a frequent occurrence of valued natural features.
Moderate-High	-
Moderate	There are areas of valued semi-natural habitats and features found in parts of the landscape, whilst other parts are intensively farmed or developed across the landscape.
Low-Moderate	-
Low	Much of the landscape is intensively farmed or developed with little semi-natural habitat coverage and few valued natural features.

Historic Landscape Character

2.28 This considers the extent to which the landscape has ‘time-depth’ (a sense of being an historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to landscape character (i.e. Conservation Areas, Scheduled Monuments, listed buildings, archaeological features and remains or other features listed in the landscape character assessment). Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular scale field patterns because of the risk of losing characteristic landscape patterns.

Table 2.7: Historic Landscape Character Sensitivity Rating

Sensitivity	Examples
High	A landscape with a high density of historic features important to the character of the area and great time depth (i.e. piecemeal enclosure with irregular boundaries, ridge and furrow)
Moderate-High	-
Moderate	A landscape with some visible historic features of importance to character, and a variety of time depths.
Low- Moderate	-
Low	A landscape with relatively few historic features important to the character of the area and little time depth (i.e. large intensively farmed fields).

Form, density and setting of existing settlement / development

2.29 This criterion is considered for settlement parcels only and not strategic sites. An alternative criterion was used for strategic sites named ‘Extent of built development’, with the methodology set out below.

2.30 This considers the overall settlement form and character of existing settlement edges and considers whether development in the landscape would be in accordance with the general pattern, setting and form of current development. It also relates to the landscape pattern associated with existing settlement edges (where relevant), for example if it is well integrated by woodland cover or open and exposed to form a ‘hard edge’ to the adjoining landscape.

2.31 This criterion also considers the extent to which the landscape contributes to the identity and distinctiveness of settlements, by way of its character and/or scenic quality, for example by providing an attractive backdrop/ setting, or playing an important part in views from a settlement. This also considers the extent to which the parcel contributes to a perceived gap between settlements (the loss of which could affect coalescence).

Table 2.8: Form, Density and Setting of Existing Settlement/development Sensitivity Rating

Sensitivity	Examples
High	The area provides an attractive backdrop/ setting to the settlement, plays an important part in views from the settlement, or forms an important part in the perception of a gap between settlements. Development in the assessment area would have a poor relationship with the existing settlement form/pattern and would adversely affect an existing settlement edge (which may be historic or distinctive).

Sensitivity	Examples
Moderate-High	-
Moderate	The area provides some contribution to the setting of the settlement by providing, or plays some part in views from the settlement, or play a role in the perception of a gap between settlements. Development in the assessment area may be slightly at odds with the settlement form/ pattern and may adversely affect the existing edge to some extent.
Low-Moderate	-
Low	The area does not contribute positively to the setting of the settlement or play a separation role. Development in the assessment area would have a good relationship with the existing settlement form/ pattern and could provide the opportunity to improve an existing settlement edge.

Extent of built development

2.32 This criterion is considered for strategic sites only and not settlement parcels. An alternative criterion was used for settlement parcels named ‘Form, density and setting of existing settlement / development’, with the methodology set out above.

2.33 This considers the overall form, scale and pattern of existing built development and other infrastructure, including road and rail within and surrounding the site and considers whether development in the landscape would be in accordance with the general character of current development in the vicinity.

2.34 This criterion also considers the extent to which the landscape contributes to the identity and distinctiveness of adjacent settlements, by way of its rural character and/or scenic quality, for example by providing an attractive backdrop/ setting, or playing an important part in views from a settlement. This also considers the extent to which the site contributes to a perceived gap between settlements (the loss of which would increase coalescence).

Table 2.9: Extent of built development sensitivity rating

Sensitivity	Examples
High	<p>Development in the site would have a poor relationship with the existing form, scale and pattern of existing built development.</p> <p>The landscape of the site provides an attractive backdrop/setting to an adjacent settlement, plays an important part in views from that settlement, or forms an important part in the perception of a gap between settlements. Development of the site could adversely impact the existing settlement edge (which may be historic or distinctive).</p>
Moderate-High	-
Moderate	<p>Development in the site may be slightly at odds with the form, scale and pattern of existing built development.</p> <p>The landscape of the site also provides some contribution to the setting of a settlement, or plays some part in views from the settlement, or a role in the perception of a gap between settlements. Development of the site may adversely affect an existing settlement edge.</p>
Low-Moderate	-
Low	<p>Development in the assessment site would have a good relationship with the existing pattern and scale of built form.</p> <p>The site does not contribute positively to the setting of a settlement or play a separation role.</p>

Access and Recreation

2.35 This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. They may include public rights of way, bridleways, open access land, and outdoor tourist/visitor attractions with facilities. Recreation activities such as walking, cycling, horse riding or more formal recreation activities where enjoyment of the landscape is important to the experience. Importance of features may be

indicated by designation as long-distance footpaths or recreation routes, national cycle routes, proximity to areas of local population, presence of National Trust land ownership, and outdoor tourist attractions often marked on Ordnance Survey maps.

Table 2.10: Access and Recreation Sensitivity Rating

Sensitivity	Examples
High	Landscapes regionally important for access and enjoyment of the landscape, e.g. with popular outdoor tourist attractions, country parks, land under National Trust ownership, or a concentration of locally important outdoor attractions with visitor facilities. Presence of well-connected long-distance routes and public rights of way linking centres of population.
Moderate-High	-
Moderate	Landscapes with green spaces or recreation areas valued in the local context. Well-used landscapes with some access land, footpaths and public rights of way, possibly with long distance recreation routes or presence of land under National Trust ownership.
Low-Moderate	-
Low	Recreation value limited to community sports facilities and local open spaces. Very limited provision of access routes which are likely to be of community importance, e.g. local footpaths, bridleways and limited areas of open access land.

Views and visual character including skylines

2.36 This considers the visual prominence of the assessment parcel, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible).

2.37 Visually prominent landscapes are likely to be more sensitive to development than those which are not so visually prominent. Landscapes which are visually prominent and inter-visible with adjacent landscapes (both urban and rural) are likely to be more sensitive to development than those which are more hidden or less widely visible.

2.38 It also considers the skyline character of the parcel including whether it forms a visually distinctive skyline or an important undeveloped skyline. Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to development because new buildings/structures may detract from these skylines as features in the landscape. Important landmark features on the skyline might include historic features or monuments.

**Table 2.11: Views and visual character including skylines
Sensitivity Rating**

Sensitivity	Examples
High	The area is open and/or has a high degree of visibility from surrounding landscapes, and/or the area forms a visually distinctive skyline or an important undeveloped skyline.
Moderate-High	-
Moderate	The area is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes and may have some visually distinctive or undeveloped skylines within the area.
Low-Moderate	-
Low	The area is enclosed/visually contained and/or has a low degree of visibility from surrounding landscapes and the area does not form a visually distinctive or important undeveloped skyline.

Perceptual and experiential qualities

2.39 This considers qualities such as the rural character of the landscape (traditional land uses with few modern human influences), sense of remoteness or tranquillity. Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development. High scenic value and dark night skies also add to sensitivity in relation to this criterion. This is because development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/naturalness.

Table 2.12: Perceptual and experiential qualities Sensitivity Rating

Sensitivity	Examples
High	A tranquil or highly rural landscape, lacking strong intrusive elements. A landscape of high scenic value with dark skies and a high perceived degree of rural character and naturalness.
Moderate-High	-
Moderate	A landscape with some sense of rural character, but with some modern elements and human influences.
Low-Moderate	-
Low	The area is significantly influenced by development/ human activity, where new development would not be out of character.

Desk Based Assessment

2.40 The desk-based assessment used the existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity that could be tested, verified and refined through field survey. This process considered parcels within their wider landscape context drawing on the published and developing landscape character assessment information.

2.41 The interim sensitivity assessment for each of the assessment parcels draws upon the desk and spatial analysis and included draft justifications against each sensitivity criteria, providing a basis for testing during field survey work. This process also helped identify missing or uncertain information, providing a focus for the survey work.

2.42 As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. An assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (i.e. 'criteria'). Each parcel is assessed against each criterion in turn, with explanatory text indicating features or attributes of lower or higher sensitivity. This culminates in an overall landscape sensitivity judgement (using the five-point scale above), taking account of the interrelationships between the different criteria and the specific characteristics of the landscape being assessed.

Stage 2: Field Survey Assessment

2.43 The field verification assessment was undertaken in June to August 2024.

2.44 A structured process of field survey verification was undertaken by landscape experts in order to test and refine the outputs from the desk study. Each of the parcels was visited to record information against each assessment criterion and take photographs. The field survey was undertaken from roads and public rights of way to gain an understanding of landscape sensitivity, with

no access to private land. The fieldwork focused in particular on the relationships between the assessment parcels and adjoining settlement, landscape settings and wider views, and perceptual qualities (i.e. levels of tranquillity). It also noted any important features within each parcel that would be sensitive to change.

Stage 3: Reporting

2.45 A summary of the assessment results is provided in **Chapter 3**, while the full assessment profiles are included in **Chapter 4**. The sensitivity assessment parcels are ordered numerically based on the landscape character type and area they fall within.

2.46 Each of the full assessment profiles is structured in common format as follows:

- Identifying information about the parcel/site including location maps and images;
- Assessment judgements for each of the seven landscape criteria;
- An overall landscape sensitivity judgement for the residential or employment development being considered; and
- Guidance on potential mitigation for those parcels/sites where applicable.

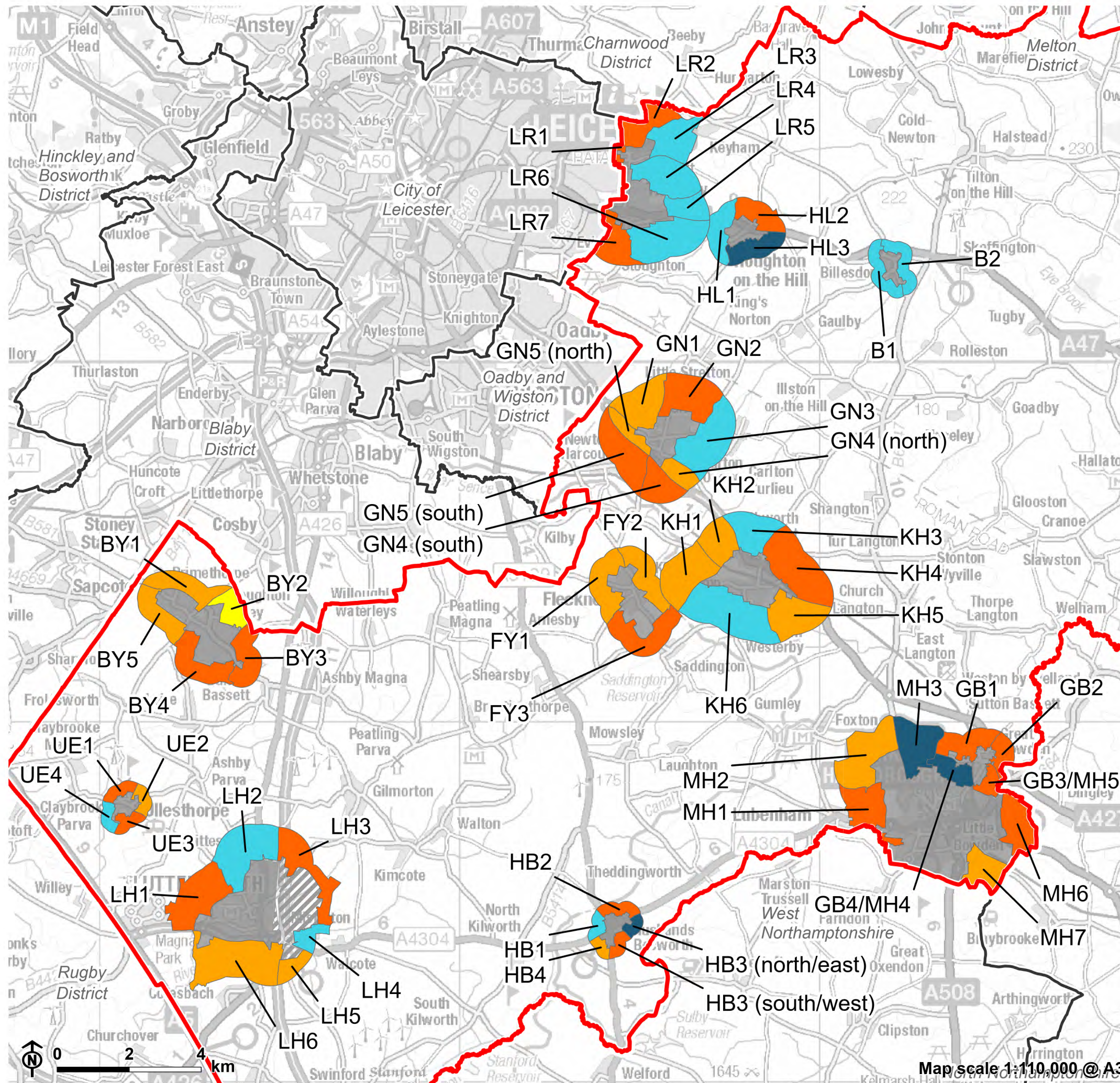
2.47 All parcels/sites underwent a moderation exercise to ensure consistency of assessment scores throughout the district.

Chapter 3

Overview of Findings

3.1 This chapter contains a complete overview of the intermediary and overall scores ascribed to each settlement and strategic site. **Table 3.1** provides a list of all scores and **Figures 3.1a/b/c/d and 3.2a/b/c** shows the location and overall assessment scores for each sensitivity assessment parcels and strategic sites. **Table 3.2** shows the result of the strategic sites.

Figure 3.1a: Settlement Parcels - Overall Landscape Sensitivity to Residential Development



- Harborough District Council
 - Neighbouring Local Authority
 - Settlement
 - East of Lutterworth Strategic Development Area 19/00250/OUT
- Settlement site sensitivity to residential development
- Low
 - Low-Moderate
 - Moderate
 - Moderate-High
 - High

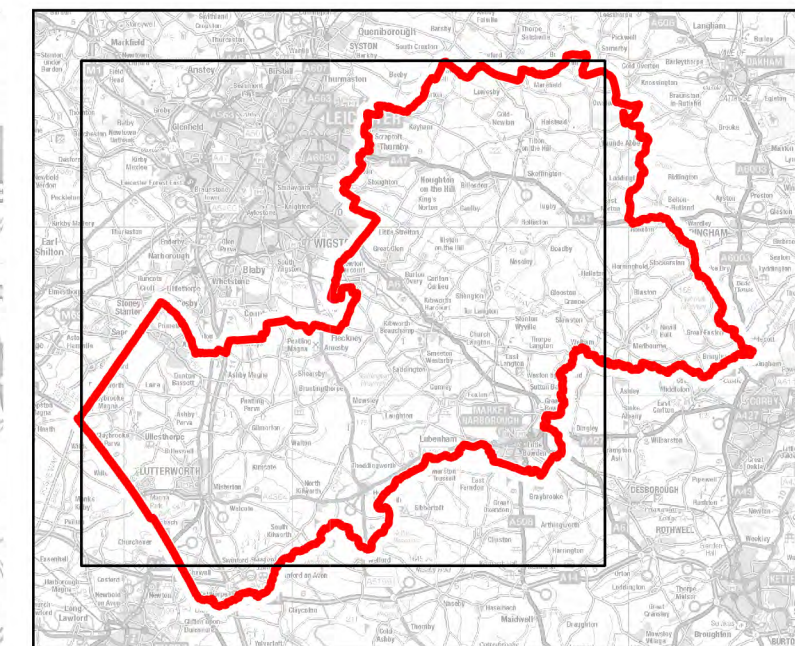
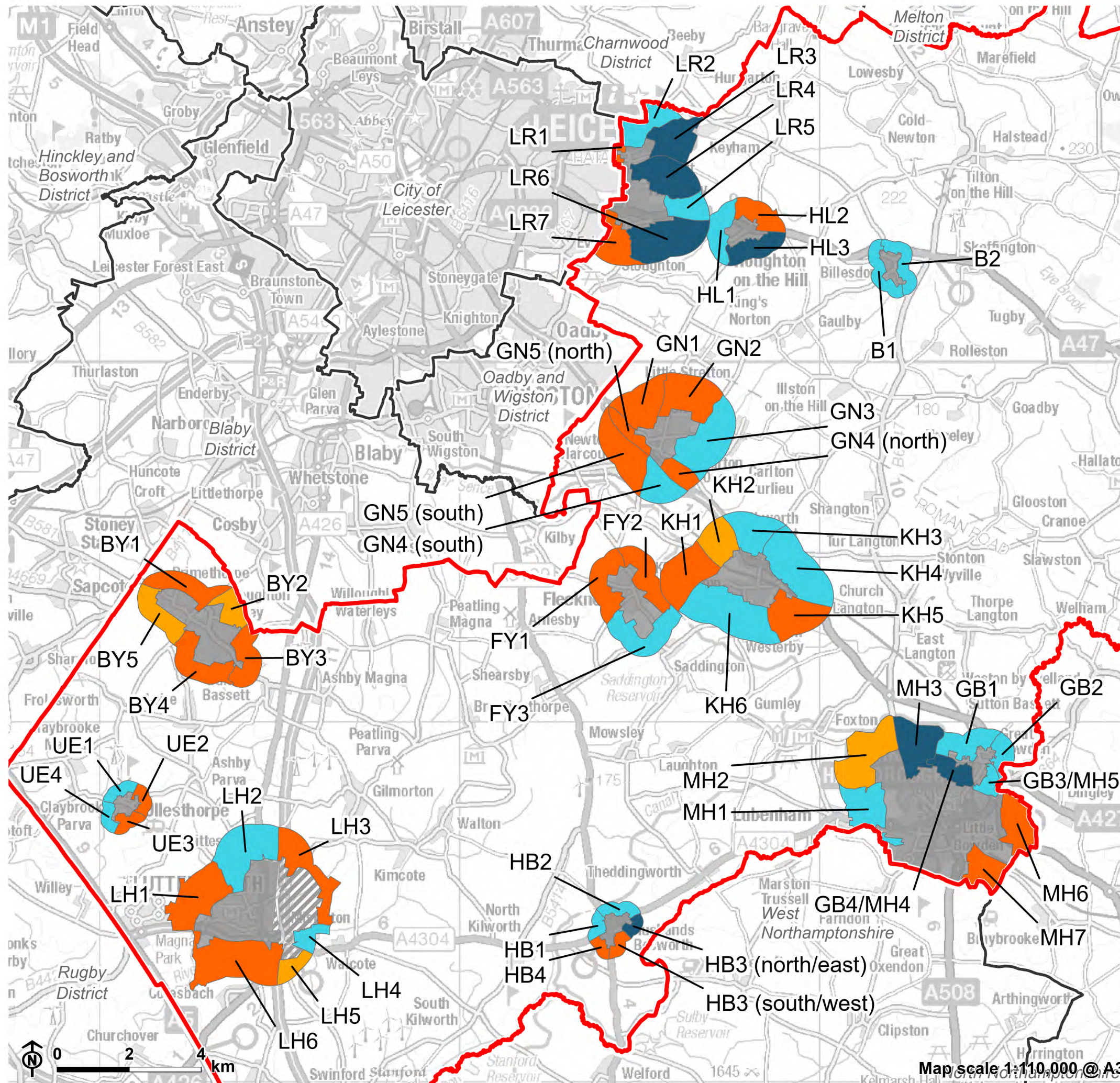
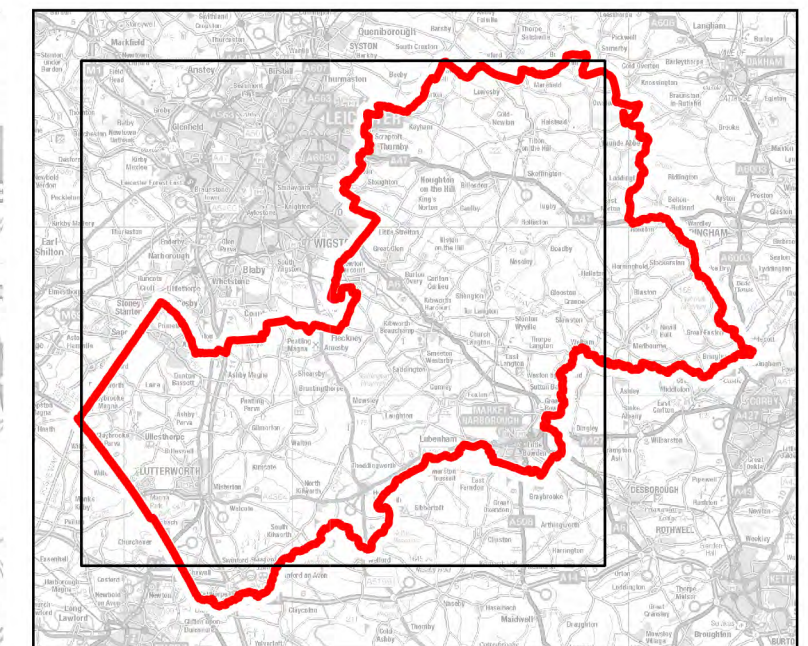
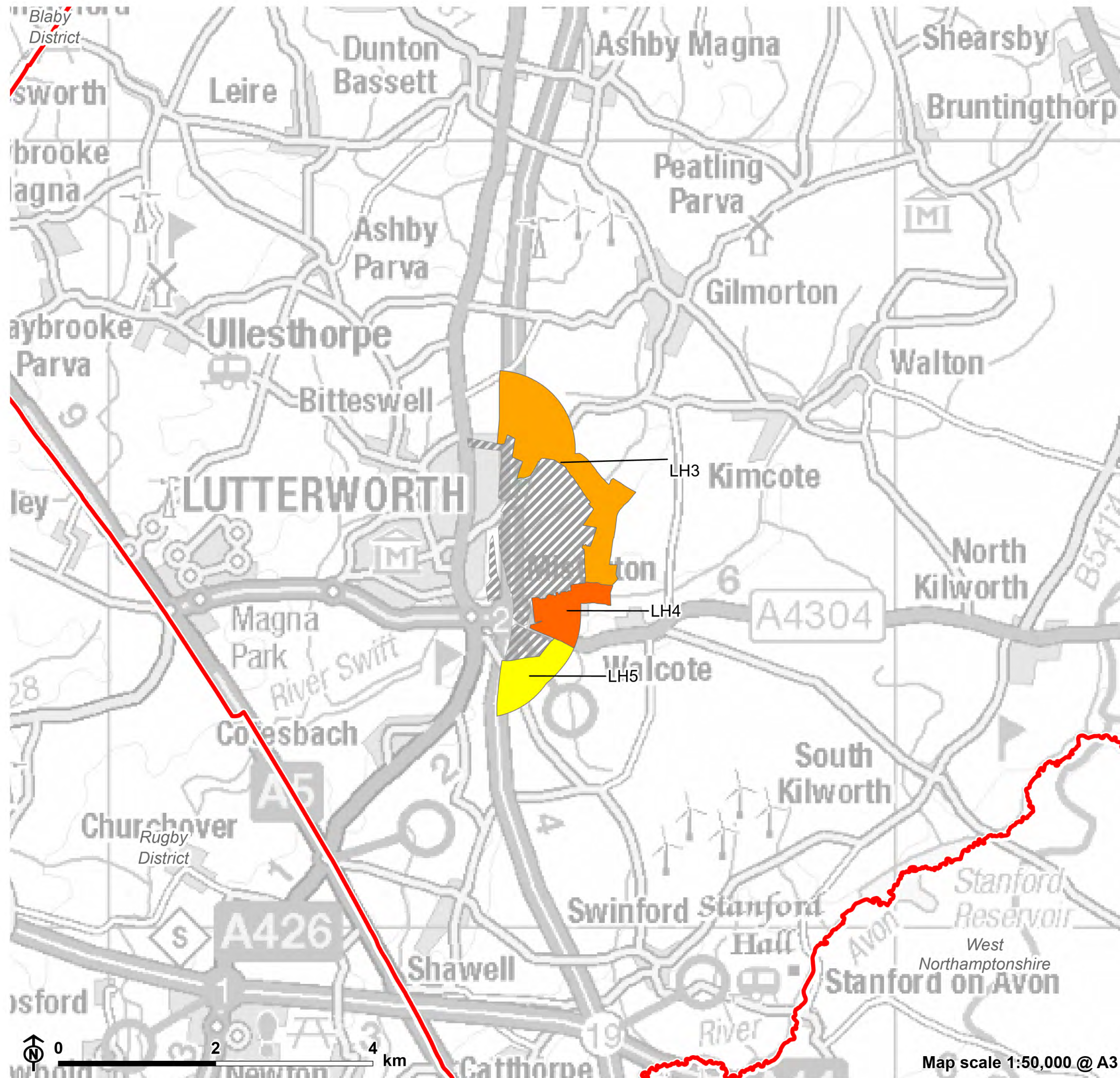


Figure 3.1b: Settlement Parcels - Overall Landscape Sensitivity to Employment Development



- Harborough District Council
 - Neighbouring Local Authority
 - Settlement
 - East of Lutterworth Strategic Development Area 19/00250/OUT
- Settlement site sensitivity to employment development
- Low-Moderate
 - Moderate
 - Moderate-High
 - High





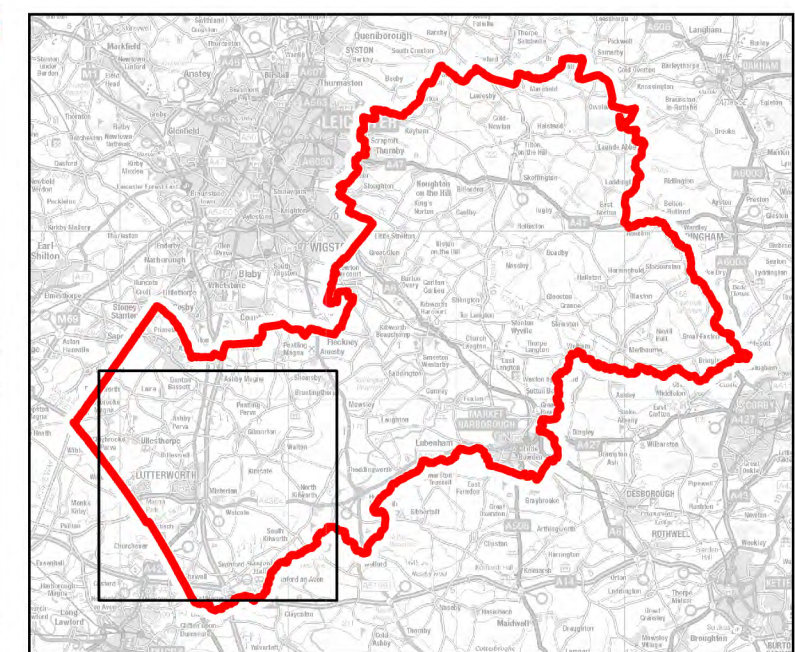
Landscape Sensitivity Assessment of Potential Residential and Employment Sites



Harborough District Council

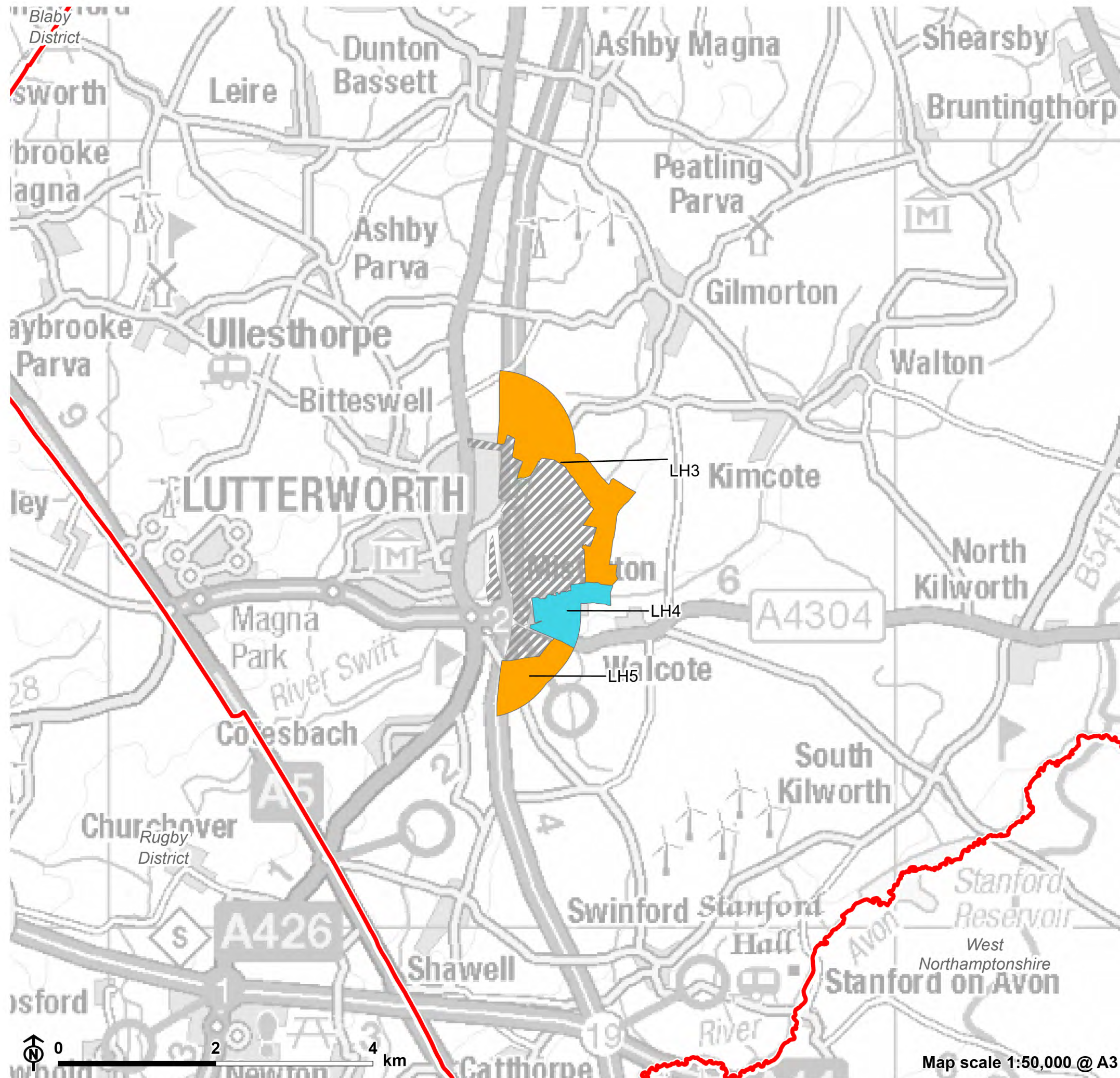
Figure 3.1c: Lutterworth Future Baseline Landscape Sensitivity to Residential Development

- Harborough District Council
 - Neighbouring Local Authority
 - East of Lutterworth Strategic Development Area 19/00250/OUT
- Lutterworth future baseline sensitivity to residential development
- Low
 - Low-Moderate
 - Moderate



0 2 4 km

Map scale 1:50,000 @ A3



Landscape Sensitivity Assessment of Potential Residential and Employment Sites



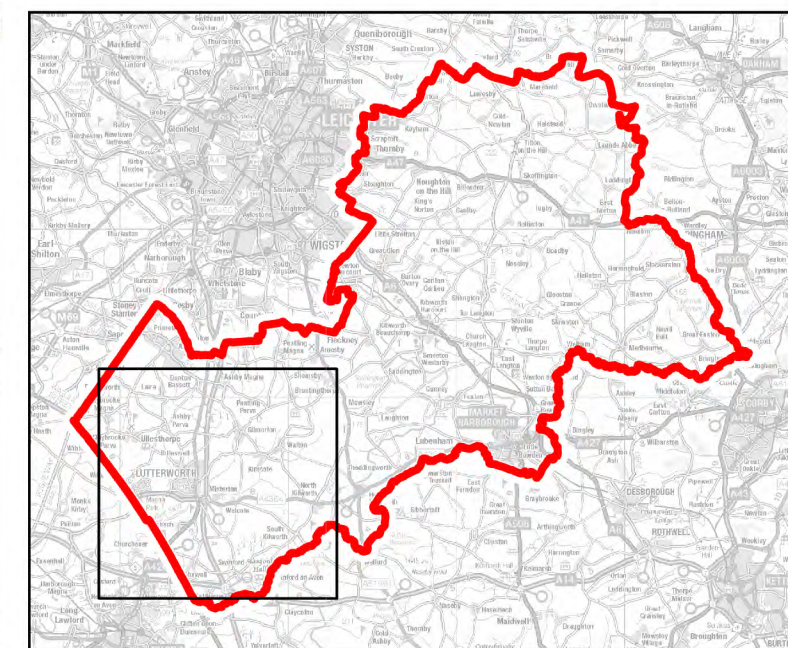
Harborough District Council

Figure 3.1d: Lutterworth Future Baseline Landscape Sensitivity to Employment Development

- Harborough District Council
- Neighbouring Local Authority
- East of Lutterworth Strategic Development Area 19/00250/OUT

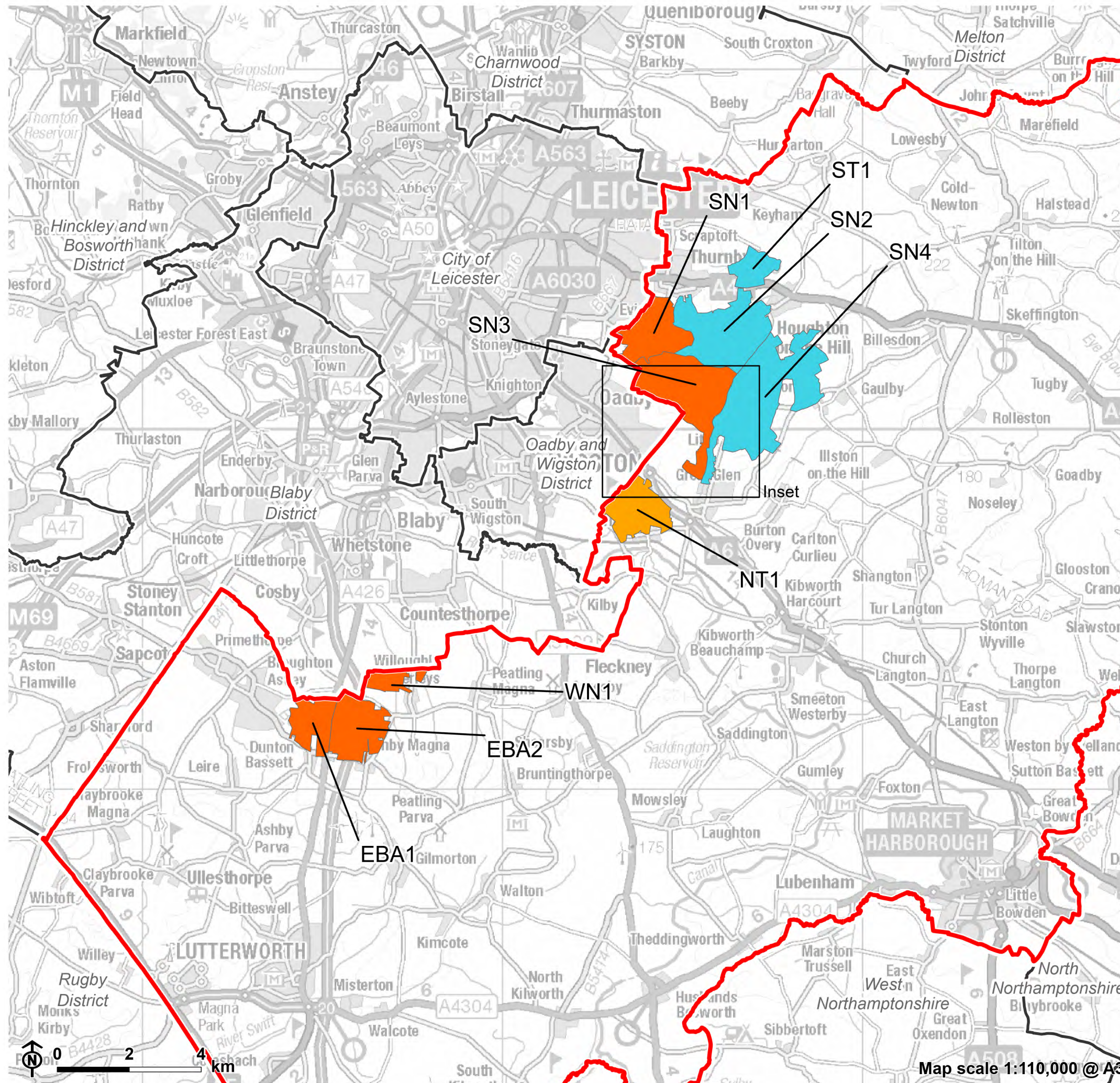
Lutterworth future baseline sensitivity to employment development

- Low-Moderate
- Moderate-High



Map scale 1:50,000 @ A3

Figure 3.2a: Strategic Development Sites - Overall Landscape Sensitivity to Residential Development



- Harborough District Council
 - Neighbouring Local Authority
- Strategic development site sensitivity to residential development
- Low-Moderate
 - Moderate
 - Moderate-High

Inset - Parcel GY1 only

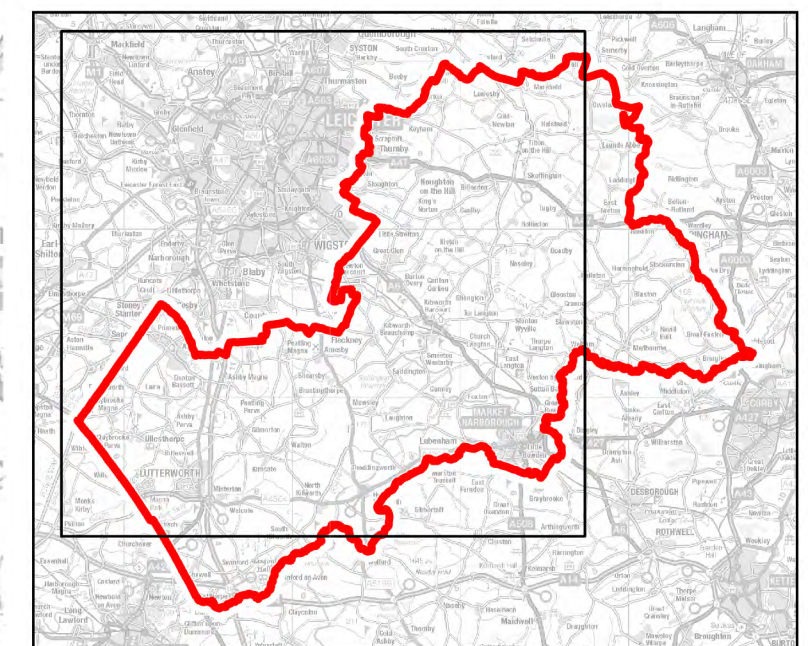
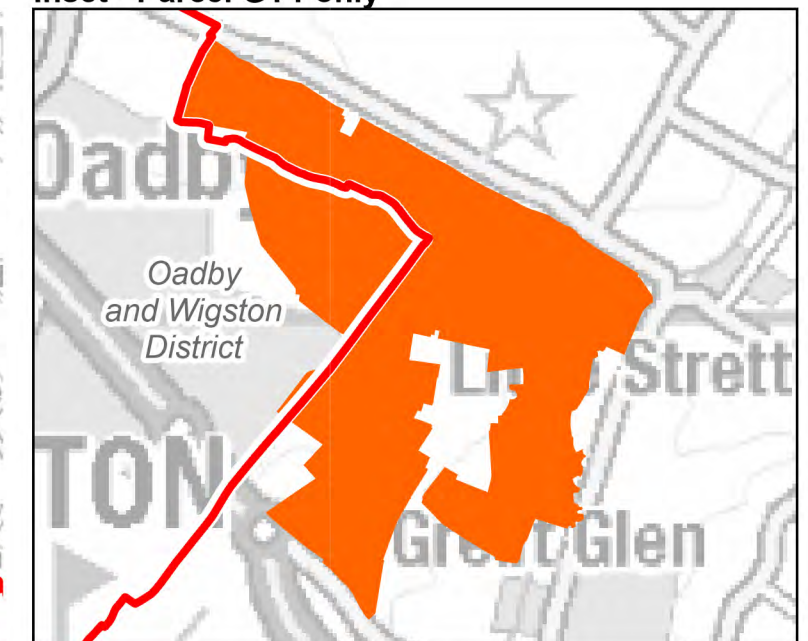
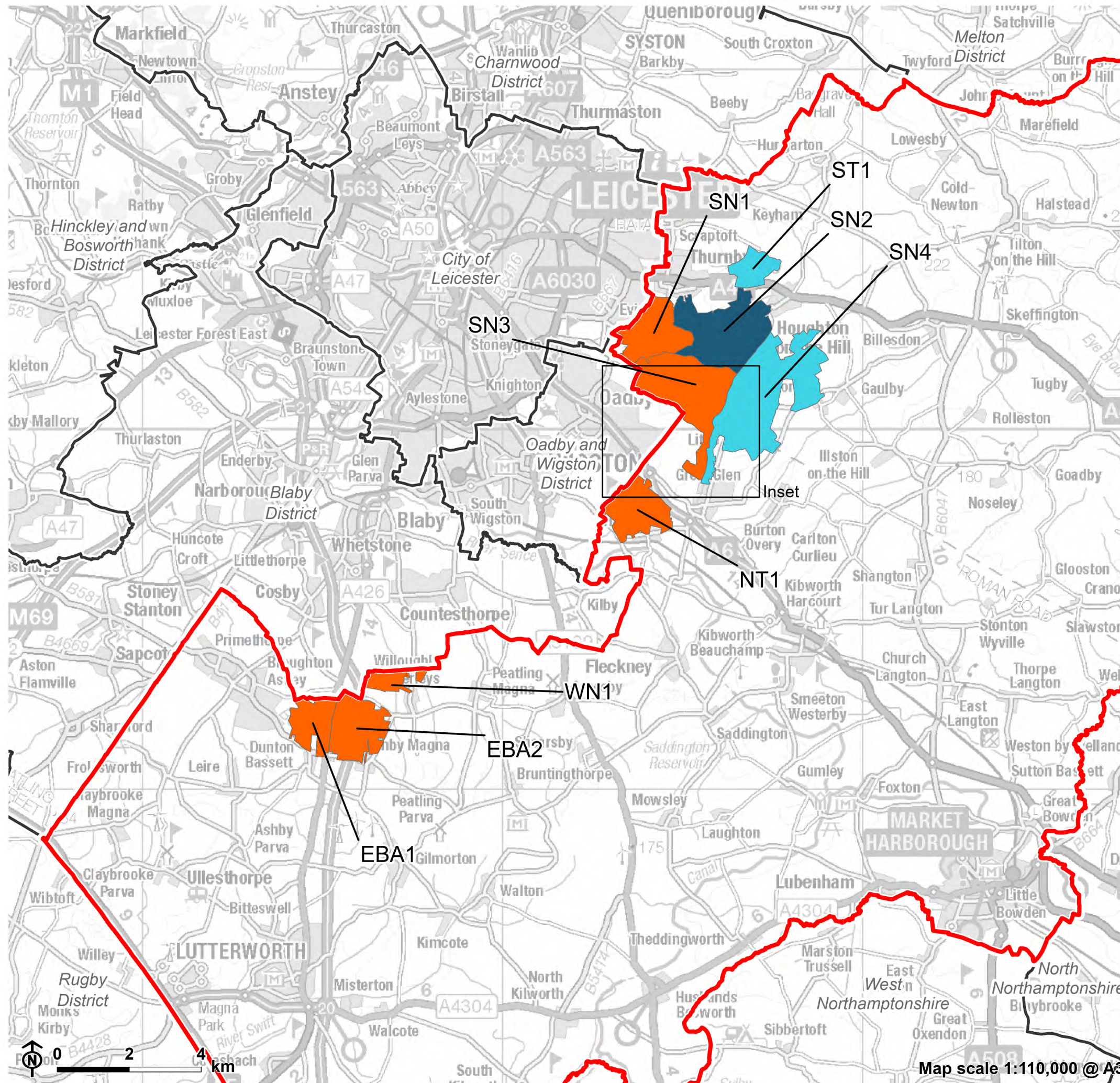


Figure 3.2b: Strategic Development Sites - Overall Landscape Sensitivity to Employment Development



- Harborough District Council
 - Neighbouring Local Authority
- Strategic development site sensitivity to employment development
- Moderate
 - Moderate-High
 - High

Inset - Parcel GY1 only

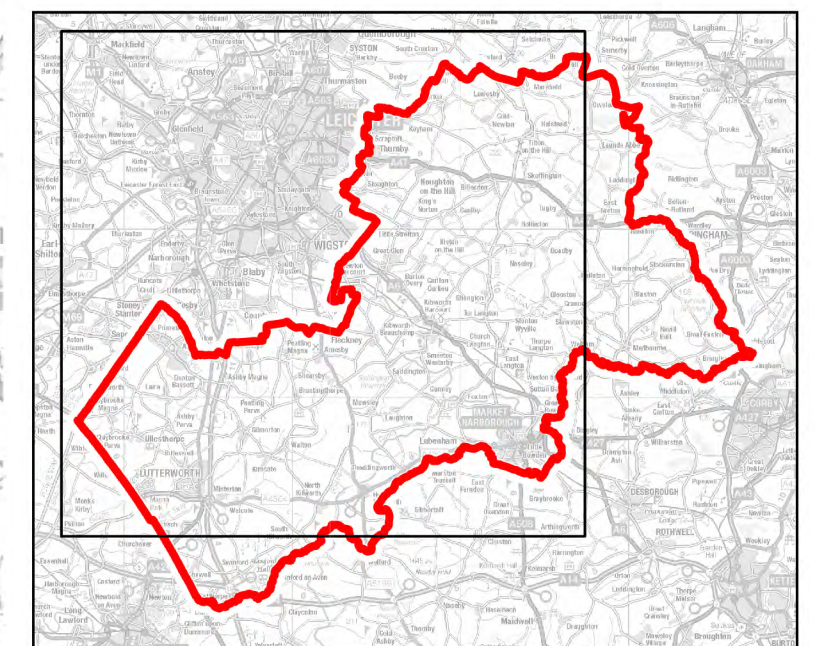
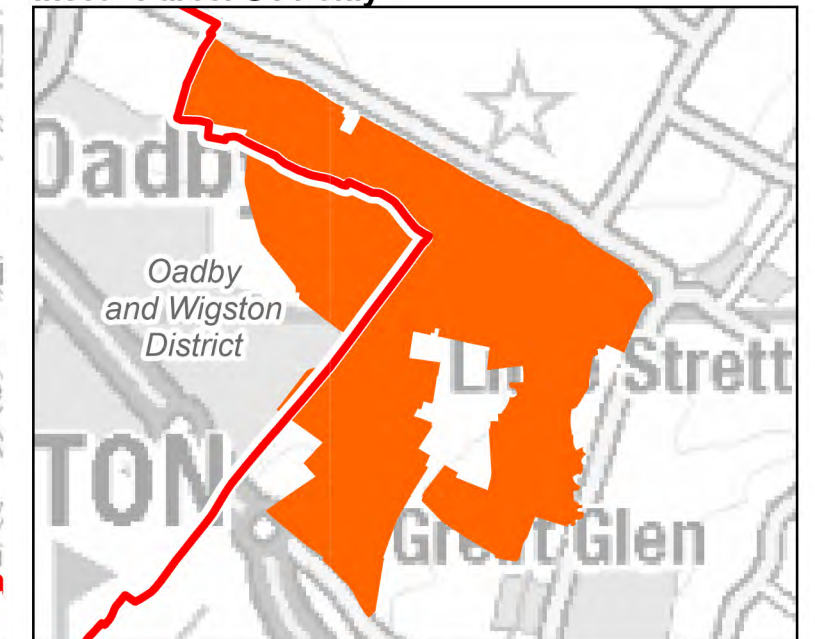
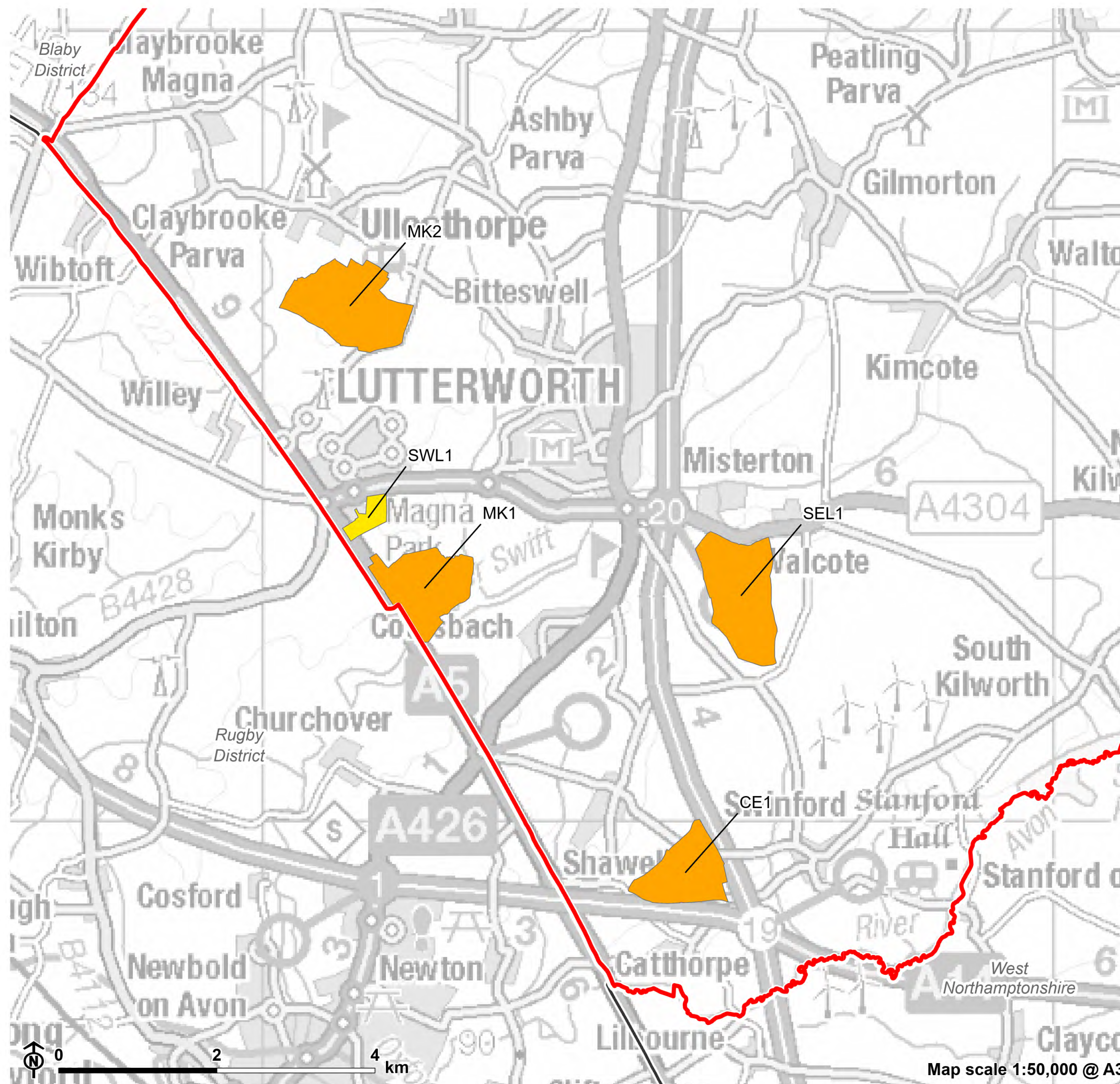


Figure 3.2c: Strategic Employment Sites - Overall Landscape Sensitivity to Employment Development



- Harborough District Council
- Neighbouring Local Authority
- Strategic employment site sensitivity to employment development
 - Low
 - Low-Moderate

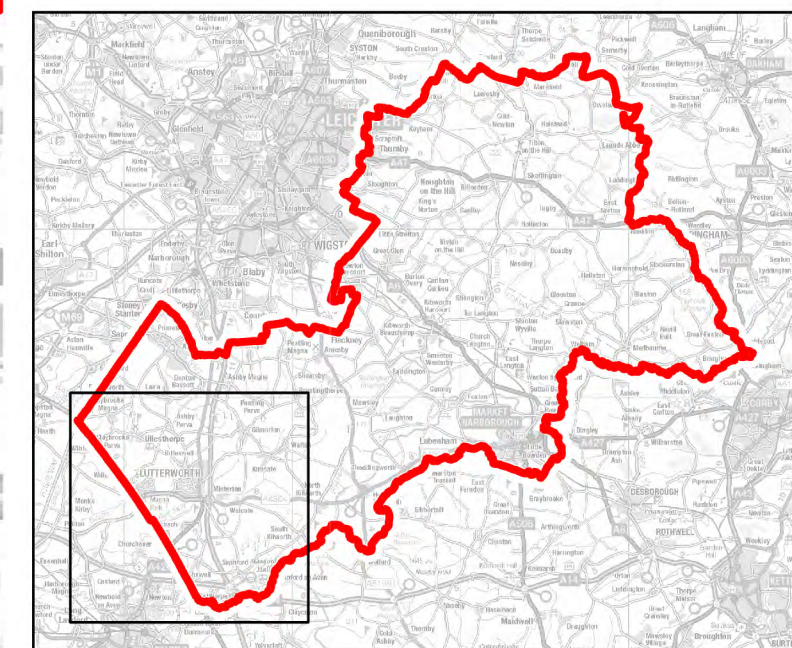


Table 3.1: Individual Criteria Scores and Overall Assessment Score – Settlements - Scraftoft, Thurnby and Bushby

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
LR1:	Moderate	Moderate
LR2:	Moderate	Moderate-High
LR3:	Moderate-High	High
LR4:	Moderate-High	High
LR5:	Moderate-High	Moderate-High
LR6:	Moderate-High	High
LR7:	Moderate	Moderate

Table 3.2: Individual Criteria Scores and Overall Assessment Score – Settlements – Lutterworth (Current Baseline)

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
LH1	Moderate	Moderate
LH2	Moderate-High	Moderate-High
LH3	Moderate	Moderate
LH4	Moderate-High	Moderate-High
LH5	Low-Moderate	Low-Moderate
LH6	Low-Moderate	Moderate

Table 3.3: Individual Criteria Scores and Overall Assessment Score – Settlements – Lutterworth (Future Baseline)

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
LH3	Low-Moderate	Low-Moderate
LH4	Moderate	Moderate-High
LH5	Low	Low-Moderate

Table 3.4: Individual Criteria Scores and Overall Assessment Score – Settlements – Market Harborough

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
MH1	Moderate	Moderate-High
MH2	Low-Moderate	Low-Moderate
MH3	High	High
MH4	High	High
MH5	Moderate	Moderate-High
MH6	Moderate	Moderate
MH7	Low-Moderate	Moderate

Table 3.5: Individual Criteria Scores and Overall Assessment Score – Settlements - Broughton Astley

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
BY1	Low-Moderate	Moderate

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
BY2	Low	Low-Moderate
BY3	Moderate	Moderate
BY4	Moderate	Moderate
BY5	Low-Moderate	Low-Moderate

Table 3.6: Individual Criteria Scores and Overall Assessment Score – Settlements - Fleckney

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
FY1	Low-Moderate	Moderate
FY2	Low-Moderate	Moderate
FY3	Moderate	Moderate-High

Table 3.7: Individual Criteria Scores and Overall Assessment Score – Settlements - Great Glen

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
GN1	Low-Moderate	Moderate
GN2	Moderate	Moderate
GN3	Moderate-High	Moderate-High
GN4 (north)	Low-Moderate	Moderate
GN4 (south)	Moderate	Moderate-High
GN5 (north)	Low-Moderate	Moderate
GN5 (south)	Moderate	Moderate

Table 3.8: Individual Criteria Scores and Overall Assessment Score – Settlements - Kibworth

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
KH1	Low-Moderate	Moderate
KH2	Low-Moderate	Low-Moderate
KH3	Moderate-High	Moderate-High
KH4	Moderate	Moderate-High
KH5	Low-Moderate	Moderate
KH6	Moderate-High	Moderate-High

Table 3.9: Individual Criteria Scores and Overall Assessment Score – Settlements - Billesdon

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
BN1	Moderate-High	Moderate-High
BN2	Moderate-High	Moderate-High

Table 3.10: Individual Criteria Scores and Overall Assessment Score – Settlements - Great Bowden

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
GB1	Moderate	Moderate-High
GB2	Moderate	Moderate-High
GB3	Moderate	Moderate-High

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
GB4	High	High

Table 3.11: Individual Criteria Scores and Overall Assessment Score – Settlements - Houghton on the Hill

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
HL1	Moderate-High	Moderate-High
HL2	Moderate	Moderate
HL3	High	High

Table 3.12: Individual Criteria Scores and Overall Assessment Score – Settlements - Husbands Bosworth

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
HB1	Moderate-High	Moderate-High
HB2	Moderate	Moderate-High
HB3 (north-east)	High	High
HB3 (south-west)	Moderate	Moderate
HB4	Low-Moderate	Moderate

Table 3.13: Individual Criteria Scores and Overall Assessment Score – Settlements - Ullesthorpe

Sensitivity Assessment Parcel	Overall Assessment to Residential	Overall Assessment to Employment
UE1	Moderate	Moderate-High
UE2	Low-Moderate	Moderate
UE3	Moderate	Moderate
UE4	Moderate-High	Moderate-High

Table 3.14: Individual Criteria Scores and Overall Assessment Score – Strategic Development Sites

Strategic Site	Overall Assessment to Residential	Overall Assessment to Employment
EBA1: East of Broughton Astley	Moderate	Moderate
EBA2: East of Broughton Astley	Moderate	Moderate
SN1: Stoughton	Moderate	Moderate
SN2: Stoughton	Moderate-High	High
SN3: Stoughton	Moderate	Moderate
SN4: Stoughton	Moderate-High	Moderate-High
WN1: Whetstone Pastures	Moderate	Moderate
ST1: Land east of Scraftoft and north of A47	Moderate-High	Moderate-High
GY1: Land South of Gartree Road and East of Oadby	Moderate	Moderate

Strategic Site	Overall Assessment to Residential	Overall Assessment to Employment
NT1: Land at Newton Harcourt	Low-Moderate	Moderate

Table 3.15: Individual Criteria Scores and Overall Assessment Score – Strategic Employment Sites

Strategic Site	Overall Assessment to Employment
SWL1: Land south-west of Lutterworth	Low
SEL1: Land south-east of Lutterworth	Low-Moderate
MK1: Land South of Magna Park	Low-Moderate
CE1: Land northwest of Catthorpe Interchange	Low-Moderate
MK2: Land North of Magna Park	Low-Moderate

Generic Development Management Guidance

3.2 All types of development should aim to:

- Be sensitively sited and designed with, scale, form, detailing, and materials to be in-keeping with existing settlement form and vernacular, and to avoid being overly visually intrusive.
- Be sited to avoid locally higher ground, prominent skylines or ridgelines and where visibility is unavoidable, use appropriate materials which are compatible with the local vernacular.
- Be sited carefully to relate to the existing settlement pattern, retaining the individual identity of settlements and avoiding the perception of piecemeal

development along roads and/or a sense of merging with other settlements.

- Promote the use of traditional materials and signage features, particularly in proximity to more historic parts of settlements such as conservation areas, and in order to limit urbanising effects along roads.
- Retain tree/vegetation cover that is essential to the character of an area, and consider opportunities for new planting using locally appropriate species, to help integrate new development within the landscape.
- Ensure new landscape components are in character with the locality, form part of a coherent green infrastructure network, consider climate change and provide ecosystem services. The latter could include increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place.
- Enhance nationally and locally important habitats and species through appropriate landscape design and management where appropriate and agreed.
- Maintain, manage and expand priority habitats and hedgerow networks, aiming to strengthen local landscape character, link existing and new habitats to help minimise impacts on, and provide net gains for, biodiversity in the district.
- Retain and enhance key landscape features such as woodland, small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Encourage sustainable and multi-purpose woodland planting where appropriate and promote traditional woodland management techniques with local landowners. Look to expand existing areas of woodland where appropriate to the character of the landscape.
- Where possible, retain intact field patterns, restocking existing degraded hedges, replacing fencing with hedges using locally characteristic species, and through consistent management.
- Preserve and where possible restore historic field patterns and parkland and historic features that contribute to the character of the landscape. Preserve landscape elements that enhance the setting of these features.

Chapter 3 Overview of Findings

- Manage and enhance recreational resources to provide public enjoyment, while protecting areas of high ecological importance and appropriately siting any associated features (such as car parks and picnic areas) to avoid impacting the rural character of public footpath/bridleways which cross the parcel.
- Be designed with reference to the Harborough District Landscape Character Assessment (2024) for guidance on mitigation and enhancement measures that are in character with the landscape.
- Use 3D visual representations to understand the landscape and visual impact of development proposals – as set out in Landscape Institute’s Visual Representation of Development Proposals.

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

- Ensure changes in level are sympathetic to existing contours, avoiding excessive cut and fill and the creation of unnatural landform or features where possible. Where unavoidable, changes in level should be able to accommodate appropriate landscape treatment to enhance the local character and biodiversity.
- Ensure that types of fencing where required for security purposes are integrated with any proposed landscape treatments, avoiding proximity to publicly accessible areas such as roads and recreational resources.
- Avoid unnecessary security and operational lighting wherever possible, ensuring that light spill is minimised and suitable direction cut-off lighting is used, ensuring that sensitive habitats and species are not affected, along with other nearby land uses.
- Ensure that employment development respects visual amenity of nearby residential properties.

3.4 In addition to the above, all parcels surrounding the settlement and strategic sites have site specific development management guidance, which are set out in **Chapter 4**.

Chapter 4

Sensitivity Assessment Parcels and Strategic Sites

4.1 The following tables set out below show all settlement parcels and strategic sites, which include a summary and specific design management guidance.

Scraptoft, Thurnby and Bushby

Figure 4.1: Scruptoft, Thurnby and Bushby map



Location and description

The settlements adjoining the urban area of Leicester consist of Scraftoft, Thurnby and Bushby and lie to the east of the city.

Scraftoft village lies furthest north of the three settlements. Its historic core lies to the south-west, designated as a conservation area with a cluster of listed buildings, including the grade I listed All Saints Church. The village is separated from Leicester by only a narrow stretch of agricultural fields and by Edith Cole Memorial Park. Modern residential development extends to the north-east from the historic core, located off Beeby Road. Scraftoft Nature Reserve defines the northern edge of the village, with Scraftoft Golf Club beyond.

Thurnby and Bushby appear as one settlement. Thurnby is the larger of the two settlements with Bushby located on its eastern edge. The A47 (Uppingham Road) passes through both settlements east to west. .

Thurnby is concentrated along Main Street which is identified as a conservation area, with a cluster of listed buildings surrounding the grade II* listed Church of St Luke. Modern residential development extends along Uppingham Road (A47) to the east, off Station Lane to the north, and within small pockets to the south and west of the historic core. Bushby Brook defines the edge of Leicester closest to Thurnby, with agricultural land providing physical separation between the village and the wider urban area.

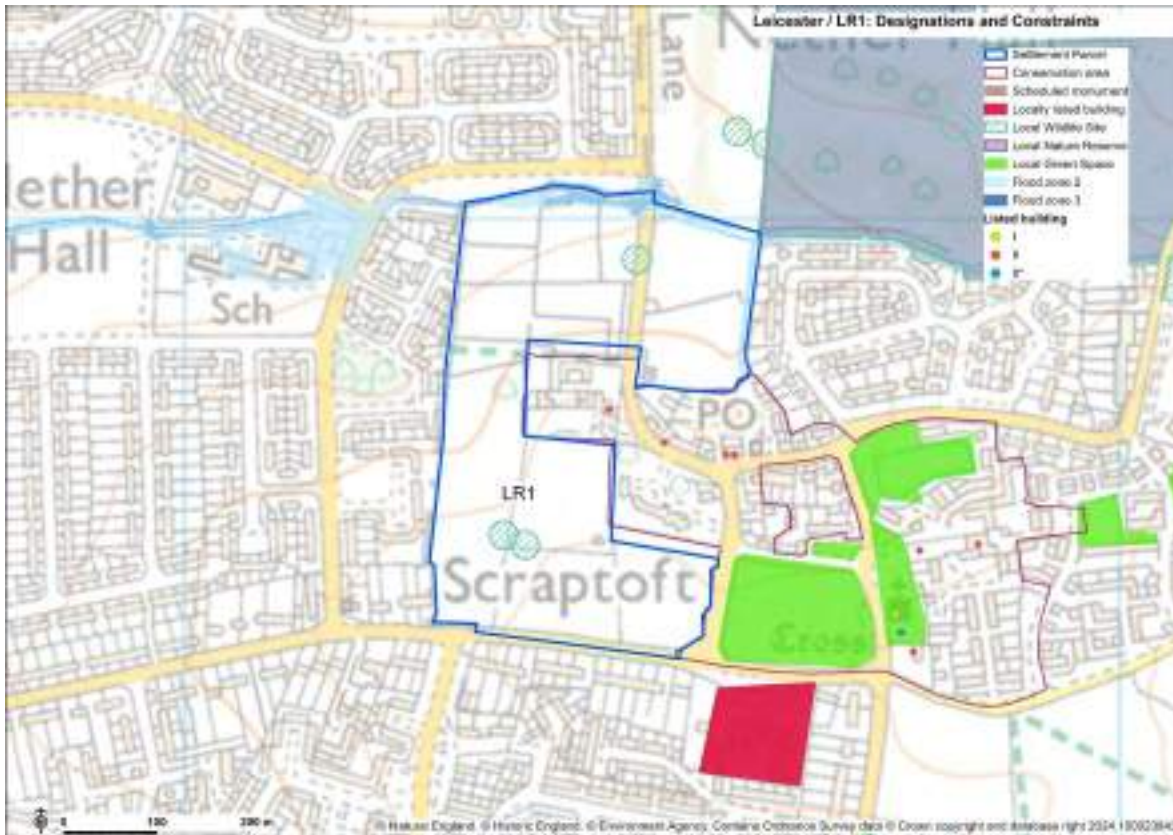
Bushby is connected to Thurnby with no distinguishable gap between the two areas of mostly residential development. New areas of modern residential development extend to the north and east of Bushby, increasing its extent. The conservation area associated with Thurnby extends to the

north of Uppingham Road to include a number of larger non-listed properties.

In a number of locations, the settlements of Scraftoft, Thurnby and Bushby are not distinguishable from one another, therefore, the settlement edges have been assessed together. The settlement edges are divided into seven assessment parcels within a 1km buffer from the settlement edge, which extends beyond the buffer to the north-east in order to include surrounding SHELAA sites.

Area/Parcel: Scruptoft, Thurnby and Bushby / LR1

Figure 4.2: Scruptoft, Thurnby and Bushby / LR1 map



Representative photos

Figure 4.3: LR1-1 – View from Scraptoft Lane looking north



Figure 4.4: LR1-2 View from public right of way adjacent to Scraptoft Conservation Area looking north-west



Figure 4.5: LR1-3 – View from Scraptoft Lane looking east



Location and Landscape Character

- This small parcel lies to the west of Scraptoft, defined by the residential edge of Leicester to the north and west, which also represents the extent of the district boundary, and by Scraptoft Lane to the south.
- The parcel lies within LCA 4a Stoughton to Scraptoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Physical character (including topography and scale)

- A small-scale landscape with a gently undulating landform.
 - Land gently falls from high points in the south, reaching approximately 115m AOD, towards Scraptoft Brook in the north at approximately 95m AOD.

- Fields are predominantly small to medium scale and regular in shape, defined by local roads and development.

Natural character

- Agricultural land with semi-natural features confined to boundaries, heavily influenced by surrounding development and roads, neglected in places.
- An area of grazed land isolated by the surrounding roads and modern and historic development on all sides.
- Areas of well-established vegetation are located along field boundaries and Scraptoft Brook to the north and feature numerous mature trees and dense areas of scrub.
- Some agricultural areas have been neglected and include derelict caravans and deposits of building/other material.

Historic landscape character

- Historic features influence agricultural land within the parcel.
- The historic core of Scraptoft (designated as a conservation area) with a number of listed buildings, is located along the eastern and south-eastern edges of the parcel.
- The field pattern has been influenced by modern development and roads.

Form, density and setting of existing settlement

- The parcel provides a sense of separation between the settlements and is positively influenced by the historic edge of Scraptoft.
- Historic settlement edge of Scraptoft (designated as a conservation area) to the east and south-east, with modern development located to the south, west and north.

- Much of the settlement edge is softened by mature vegetation, however the edge of Leicester to the west is abrupt.
- The parcel provides a narrow physical gap between two settlement edges, providing a sense of separation.
- Vegetation aligning Scraptoft Lane and Scraptoft Rise visually separates the parcel from the settlement edge and the conservation area to the south.

Access and recreation

- Limited recreational opportunities.
 - A short length of public right of way (No. D26) crosses the agricultural fields between settlements.

Views and visual character including skylines

- Visually contained by vegetation and development, with intervisibility between settlements.
 - Intervisibility between settlements due to their proximity to one another, with some views limited by the dense vegetation aligning roads and field boundaries.
 - Visually contained, with outward views from the parcel seen in context of development beyond, which serve to limit any distant views.

Perceptual and experiential qualities

- Tranquillity affected by the proximity of surrounding human influences.
 - Roads and residential development surround the parcel on most sides, reducing the sense of tranquillity and remoteness.
 - Northern parts appear more tranquil, away from busier roads located to the south.

Table 4.1: Residential/Employment Sensitivity Ratings – LR1

LR1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	High	High
Access and recreation	Low	Low
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for LR1

The limited outward views and intervisibility between settlement edges due to their proximity to one another, results in lower sensitivity to residential and employment development. The proximity of surrounding influences, including roads and residential development, lowers the sensitivity of perceptual and experiential qualities. There are limited recreational opportunities within the parcel, which lowers recreational sensitivity to residential and employment development.

However, the proximity of the parcel to Scraftoft Conservation Area and the setting the landscape of the parcel provides to the settlement edge with its associated listed buildings and most importantly, the sense of separation the landscape provides between existing settlements, increases the sensitivity to residential and employment development. Although some areas of the parcel

are neglected, the network of semi-natural features increases the sensitivity to these development types.

Features of importance to landscape character include the vegetation aligning the water course to the north and the strong line of vegetation along Scraptoft Lane and Scraptoft Rise providing visual separation between the parcel and the settlement edge/conservation area to the south and south-east.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also considered to be **Moderate**.

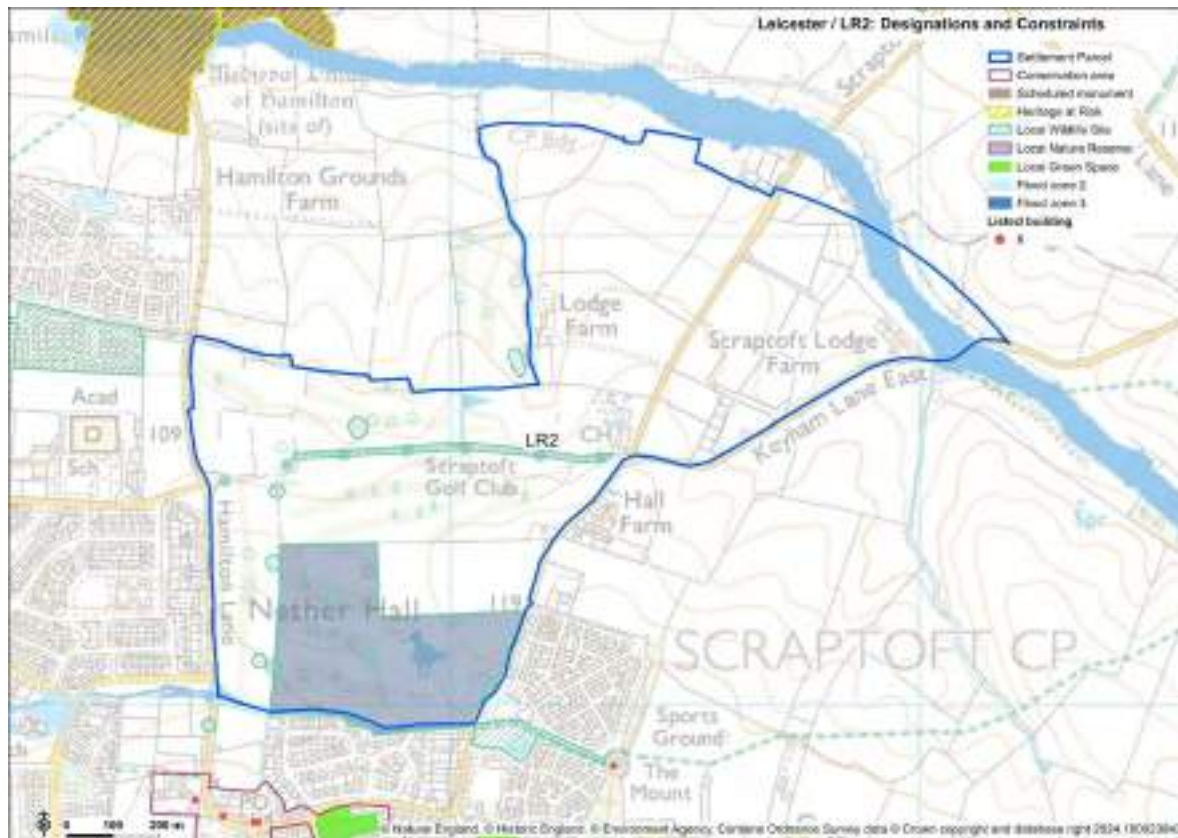
Development management guidance for LR1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in **Chapter 3** of this report. In addition, development proposals should consider the following specific guidance as set out below.

- Ensure that any development respects the views and the setting of the conservation area and listed buildings within Scraptoft.
- Protect and strengthen sensitive landscape features including the strong network of tree lined field boundaries, including those adjacent to roads and Scraptoft Brook.
- Consider the potential to further reduce intervisibility between the settlement edges through additional planting along boundary edges.
- Consider the scale and density of new employment development in proximity to the residential settlement edges and adjacent to the conservation area .
- Avoid locating development which would encourage the perception of Scraptoft and Leicester urban area merging with one another.

Area/Parcel: Scraptoft, Thurnby and Bushby / LR2

Figure 4.6: Scraptoft, Thurnby and Bushby / LR2 map



Representative photos

Figure 4.7: LR2-1 – View over Scraptoft Local Nature Reserve from Beeby Road looking south-west



Figure 4.8: LR2-2 – View from Scraptoft Golf Club looking south



Figure 4.9: LR2-3 – View from Beeby Road looking west



Location and Landscape Character

- The parcel lies to the north of Scraftoft, defined by the edge of Scraftoft to the south and south-east and Leicester to the west. The parcel extends to the district boundary to the west and north, and up to Beeby Road and Keyham Lane East to the north-east and east.
- The parcel lies within LCA 4a Stoughton to Scraftoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development and larger commercial scale development including a golf course.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently undulating landform dominated by a golf course and local nature reserve.
 - The landform falls gently from the north-east of Scraptoft at 119m AOD, towards Scraptoft Brook in the south at 95m AOD and Melton Brook in the north at 85m AOD.
 - Scraptoft Local Nature Reserve and Scraptoft Golf Club with their associated vegetation, dominate land use in the south and central areas, with medium to large agricultural fields to the north-east.
 - Localised man-made changes in level associated with the golf course.

Natural character

- A varied landscape with a locally designated nature reserve.
 - Scraptoft Local Nature Reserve (War Field Nature Reserve) is located to the south, made up of a woodland, scrub and grassland mosaic.
 - Scraptoft Golf Club includes swathes of mature vegetation mixed with manicured grassland, creating a peri-urban landscape.
 - The golf course club house with associated car park and scattered farmsteads are located to the north-east.
 - Other semi-natural features are located along field boundaries which are mostly well established and include mature trees.

Historic landscape character

- Time depth affected by the nature reserve and golf course.
 - No historic features within the parcel.

- Historic field pattern lost due to the nature reserve and golf course, however, the pattern is relatively intact in the north-east.

Form, density and setting of existing settlement

- Nature reserve and golf course soften modern settlement edges, with agricultural land physically and visually separated.
- Abrupt modern settlement edges of Scraftoft and Leicester to the south and west respectively are softened by vegetation within the nature reserve and the golf course, which provides separation between Scraftoft and the edge of Leicester.
- Agricultural land in the north-east is physically and visually separated from the edge of Scraftoft and Leicester.

Access and recreation

- Limited recreational opportunities, with the golf course being private.
- Scraftoft Local Nature Reserve is not publicly accessible, and the golf course is restricted to members only.
- There are no public rights of way crossing any part of the parcel, however, a public access route crosses the golf course in an east-west orientation.

Views and visual character including skylines

- Enclosed by nature reserve and golf course to the south and more open to the north-east.
- Outward views are mostly enclosed by vegetation associated with the nature reserve and golf course to the south.
- North-eastern parts appear visually separate, with open views across the opposing side of the valley to the north and beyond, where field boundary vegetation allows.

Perceptual and experiential qualities

- The south of the parcel is influenced by its peri-urban land uses, with northern parts more rural in character.
 - Human influences are greater in the south due to the golf course and settlement. However, there are no main roads crossing the parcel and other areas provide a sense of tranquillity.
 - In the north, agricultural land has a more rural character.

Table 4.2: Residential/Employment Sensitivity Ratings – LR2

LR2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural character	Moderate	Moderate
Historic landscape character	Low	Low
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for LR2

Although Scraftoft Conservation is located to the south-west of the parcel, there are no historic features and therefore sensitivity to residential and employment development is lower. Despite the presence of the golf course, other recreational opportunities are limited in nature within the parcel, which result in a lower sensitivity to development.

However, the abundance of natural features, the physical and visual separation of much of the parcel from the settlement edge, the separation provided by the nature reserve and the golf course between Scraftoft and the edge of Leicester, the increased remoteness and tranquillity to the north and the sense of openness and expansive views across the agricultural landscape to the north-east, increase sensitivity to these development types.

Features of importance to landscape character include Scraftoft Local Nature Reserve.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development considered to be **Moderate-High**.

Development management guidance for LR2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below.

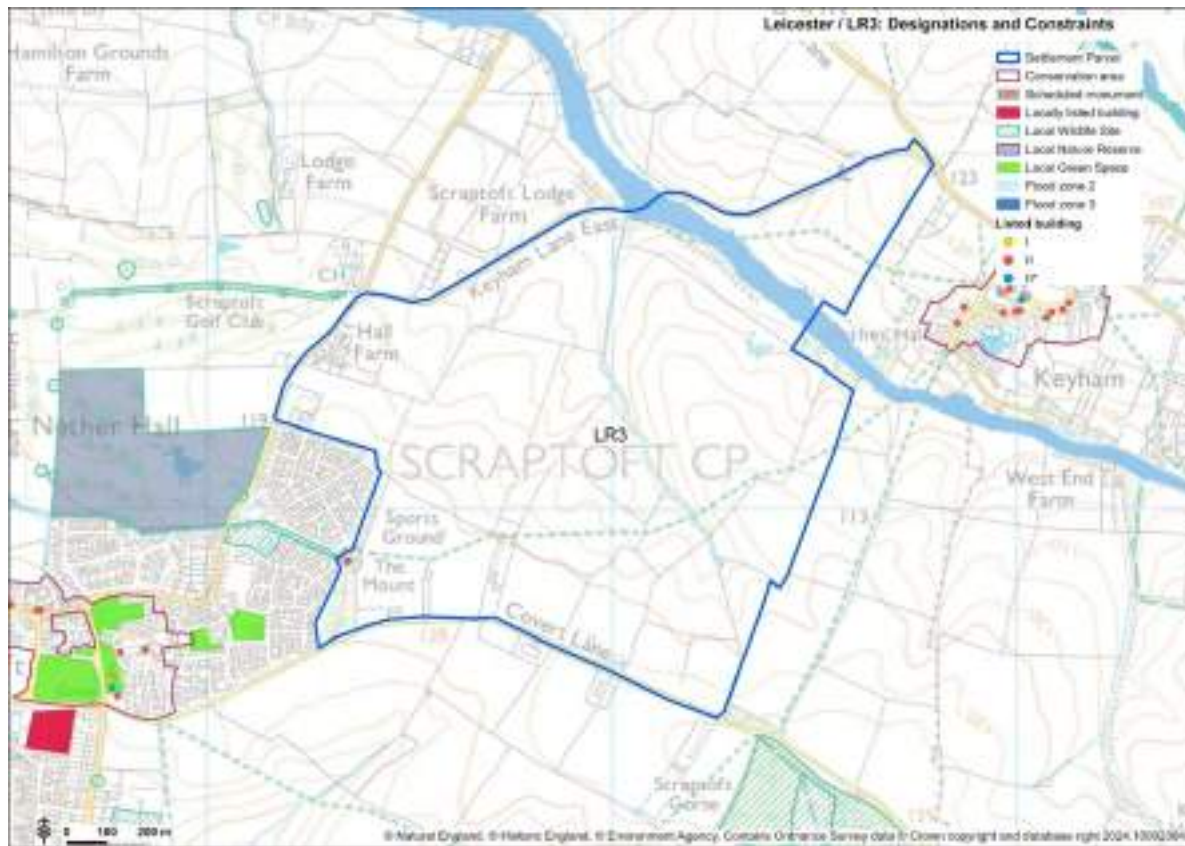
- Avoid locating development on Scraftoft Local Nature Reserve and consider the potential to enhance the reserve through additional management and encourage public access where this would not be to the detriment of local flora and fauna.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Avoid locating development which would be physically and visually detached from the settlement edge.
- Preserve outward views from elevated areas within the parcel close to the junction of Beeby Road and Keyham Lane East, as well views towards the parcel from elevated land north of Melton Brook.
- Avoid locating development which would encourage the perception of Scraftoft and Leicester urban area merging with one another.

Area/Parcel: Scraphoft, Thurnby and Bushby / LR3

Figure 4.10: Scraphoft, Thurnby and Bushby / LR3 map



Representative photos

Figure 4.11: LR3-1 – View from Beeby Road towards settlement edge looking south-east



Figure 4.12: LR3-2 – View from public right of way crossing Aylestone St. James Rugby Football Club looking south



Figure 4.13: LR3-3 – View from public right of way north of Covert Lane looking north-east



Figure 4.14: LR3-4 – View from Keyham Lane East looking south-west



Location and Landscape Character

- The parcel lies to the north-east and east of Scraptoft, defined by the settlement edge of Scraptoft to the south-west, Keyham Lane East to the north, Covert Lane to the south and the extent of a SHELAA site to the east.

- The parcel lies within LCA 4a Stoughton to Scraptoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of steams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A series of rolling local valleys forming an undulating landform.
 - Two local watercourses form small rolling valleys, rising from 90m AOD to a ridgeline along Covert Lane (128m AOD) and higher land at Keyham Lane East (123m AOD).
 - Fields are predominantly medium to large scale and mostly irregular in shape, with some artificial levels associated with sports pitches to the south-west.

Natural character

- An agricultural landscape with scattered semi-natural features and limited man-made influences.
 - Mature vegetation aligns the two water courses, with deciduous woodland priority habitat on the north-eastern edge of Scraptoft.
 - Areas of mature vegetation are located around the rugby club, Scraptoft Burial Ground and residential properties off Covert Lane.
 - Field boundaries are mostly well established and include occasional trees.
 - Man-made features limited to sports facilities to the south-west and scattered properties along Covert Lane and Beeby Road.

Historic landscape character

- Historic features limited to peripheral areas, with time-depth preserved through field patterns.
 - Historic features limited to the grade II listed grotto adjacent to the edge of Scraptoft, located within dense woodland.
 - Largely intact historic field pattern with some intensification through modern farming practices.

Form, density and setting of existing settlement

- The parcel is largely detached from the settlement edge, which is mostly enclosed by new and mature vegetation.
 - The north-eastern edge of Scraptoft is separated from the parcel by mature woodland or by a newly planted green corridor surrounding recently built residential development.
 - Northern and eastern areas appear detached from the settlement edge, however, limited intervisibility is possible from higher land north of Covert Lane and Beeby Road close to the settlement edge.
 - Rugby ground and scattered properties extend built form along Covert Lane and Beeby Road.

Access and recreation

- Recreational opportunities limited to rural footpaths and a private rugby club.
 - The sports facilities on the edge of Scraptoft are in private use and some pitches closest to the settlement edge are no longer in use.
 - Only two local public rights of way cross the parcel, including a link between Scraptoft and Keyham and Keyham with Scraptoft Lodge Farm.

- Recreational routes cross the open space surrounding the recent residential development adjacent to the parcel.

Views and visual character including skylines

- Open areas along higher ground with opportunities for distant views, and some intervisibility with adjacent settlement edges.
 - Outward views from the edge of Scruptoft over agricultural land, limited to the east by mature vegetation.
 - Some distant views possible from open areas on higher ground within the parcel , including from public rights of way north of Covert Lane, Beeby Road and from Covert Lane.
 - Outward views within the parcel are generally rural in nature, with some glimpses towards the north-eastern edges of Scruptoft and Keyham.
 - Keyham Conservation Area occupies higher land outside of the parcel to the north-east, with intervisibility to north-eastern areas of the parcel, limited by intervening vegetation.

Perceptual and experiential qualities

- A rural area with relatively limited human influences.
 - Few rural roads and lack of modern development provide sense of tranquillity, particularly to eastern and northern parts of the parcel.
 - The rugby club, including its flood lights and car parking, along with the burial ground detract from rural qualities of the landscape, albeit occupying a relatively small area.

Table 4.3: Residential/Employment Sensitivity Ratings – LR3

LR3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low	Low
Views and visual character including skylines	Moderate-High	High
Perceptual and experiential qualities	Moderate-High	High

Summary of overall landscape sensitivity for LR3

The landscape has limited historic features, despite the intact field patterns, and recreational opportunities are limited in nature, both of which result in lower sensitivity to residential and employment development.

Although the edge to Scraftoft is abrupt, it is relatively enclosed by vegetation, with northern and eastern areas appearing detached from the settlement edge, which results in a higher sensitivity to residential and employment development. Some distant views are possible from elevated areas of local roads and public rights of way to the south of the parcel, with areas to the north and east appearing remote and tranquil, which also increases the parcel’s sensitivity to these types of development.

Features of importance to landscape character include the rolling valley forms and associated vegetation, particularly surrounding settlement edges and along water courses.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development considered to be **High**.

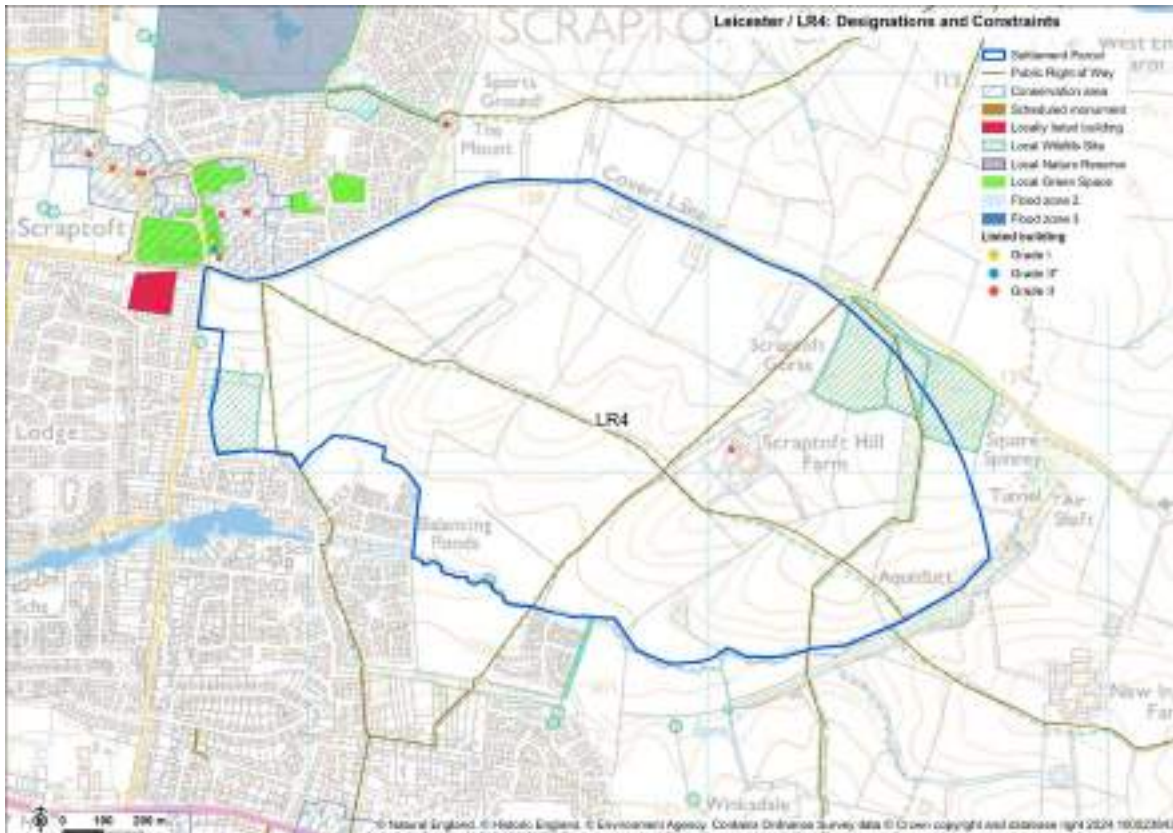
Development management guidance for LR3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in **Chapter 3** of this report. In addition, development proposals should consider the following specific guidance as set out below.

- Areas less sensitive to development change include the land associated with the sports facilities to the south-west of the parcel.
- Avoid locating development on the local ridgeline along Covert Lane, where both local and more distant receptors may be adversely affected.
- Avoid locating development in proximity to the burial ground, where it could adversely affect the tranquillity and remoteness of the area, or adversely affect outward views from the facility.
- Avoid locating development in proximity to Keyham and its associated conservation area, preserving views from the settlement.
- Preserve views over rolling agricultural land from elevated areas, particularly from local roads and public rights of way.

Area/Parcel: Scruptoft, Thurnby and Bushby / LR4

Figure 4.15: Scruptoft, Thurnby and Bushby / LR4 map



Representative photos

Figure 4.16: LR4-1 – View from public right of way near Thurnby/Bushby looking north-east



Figure 4.17: LR4-2 – View from public right of way looking south-east towards the edge of Thurnby/Bushby



Figure 4.18: LR4-3 – View from public right of way looking south-west towards the edge of Thurnby/Bushby



Figure 4.19: LR4-4 – View from public right of way on the edge of Thurnby/Bushby looking north towards Scraftoft



Figure 4.20: LR4-5 – View from public right of way close to Covert Lane looking south towards Thurnby/Bushby



Location and Landscape Character

- The parcel lies adjacent to the urban edge of Leicester, between the settlements of Scraftoft (to the north) and Thurnby/Bushby (to the south). Covert Lane defines the northern boundary, Thurnby Brook and the disused railway define the south-eastern and southern boundaries.
- The parcel lies within LCA 4a Stoughton to Scraftoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large scale rolling agricultural landscape featuring a series of spurs and valleys.
 - Land rises in a north-easterly direction from the edge of Thurnby/Bushby (approx. 95m AOD), towards Scraptoft and along Covert Lane (up to 140m AOD).
 - The rolling landform rises steeply in places creating a series of spurs and valleys, which plateau towards Covert Lane, forming a local ridgeline.
 - Fields are generally large in scale, with small to medium scale fields around Scraptoft Hill Farm.

Natural character

- An agricultural landscape with semi-natural features (including priority habitats) in peripheral locations and some manmade influences.
 - Mature vegetation aligns the Thurby Brook to the south and the tributary in the central west. Areas of deciduous woodland (priority habitat) within the north-east of the parcel and extending further to Covert Lane Elsewhere, semi-natural features are limited to hedgerow field boundaries, including along local roads and surrounding residential properties and farmsteads.
 - Modern development includes an equestrian centre and an underground reservoir compound along Covert Lane and Scraptoft Hill Farm.

Historic landscape character

- The time depth of the landscape is affected by modern farming practices, with historic features mostly limited to peripheral areas.
 - The north-western edge of the parcel abuts the historic edge of Scraptoft (Conservation Area) and is in proximity to The Vicarage (Grade II) and Church of All Saints (Grade I).
 - Scraptoft Hill Farmhouse is Grade II listed.
 - The historic field pattern has largely been eroded due to modern farming practices.
 - The former Tilton and Leicester Branch railway line including a viaduct, tunnel and airshaft adjoins the south-eastern boundary.

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to the settlement edges of Thurnby/Bushby and Scraptoft, with agricultural land providing an important gap between settlements.
 - Despite its elevated location the modern edge of Scraptoft is softened by mature vegetation, with the historic core of the village adjoining the parcel.
 - The settlement edge of Thurnby/Bushby along Station Road forms a hard edge, softened in part by garden vegetation.
 - The adjacent agricultural fields provide a rural backdrop to the modern settlement edge of Thurnby/Bushby.
 - The parcel provides a physical and visual gap between Thurnby/Bushby and Scraptoft, even though the settlements, which form part of the urban area of Leicester, have coalesced to the west.

Access and recreation

- Recreational opportunities are limited to rural footpaths.

- A number of public rights of way cross the agricultural landscape, providing links between settlements and the wider landscape, and to open spaces within the settlement.

Views and visual character including skylines

- Northern areas visually open with outward views, with southern areas more enclosed.
 - Northern elevated locations near Scraptoft are visually open with intervisibility towards Thurnby/Bushby and wider views over the surrounding landscape.
 - Southern areas near Thurnby/Bushby are more enclosed by the lower-lying landform, with glimpses of Scraptoft on the skyline and limited outward views.
 - Long-distance views are available from the plateau ridgeline near Covert Lane over the landscape of the parcel, but restricted elsewhere.

Perceptual and experiential qualities

- An agricultural landscape influenced by activities associated with surrounding settlements.
 - Proximity of Scraptoft and Thurnby/Bushby and associated roads to the west, along with other land uses adjacent to Covert Lane, detract from the rural qualities of the landscape and decrease tranquillity.
 - Eastern and north-eastern parts of the parcel located away from the settlement edges are more remote and tranquil.
 - Scenic value provided by rolling agricultural topography, mature trees and far-reaching views.

Table 4.4: Residential/Employment Sensitivity Ratings – LR4

LR4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	High
Natural character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for LR4

An undulating, rolling landscape with spurs and valleys forming a rural backdrop to the modern settlement edges of Thurnby/Bushby and to a lesser extent, Scraptoft, increases the parcel’s sensitivity to residential and employment development. The parcel is open with prominent views towards the surrounding landscape and has some areas of notable scenic value, which also increases its sensitivity to residential and employment development. The parcel also provides a physical and visual gap between Thurnby/Bushby and Scraptoft as well as a rural backdrop to the historic core of Scraptoft.

There is a limited sense of time depth due to the erosion of the historic field pattern and limited recreational opportunities, which reduce the parcel’s

sensitivity to residential and employment development. Features of importance to local landscape character include vegetation aligning watercourses on the periphery of the parcel and woodland to the north-east.

The overall sensitivity of the strategic site parcel to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development increasing to **High**.

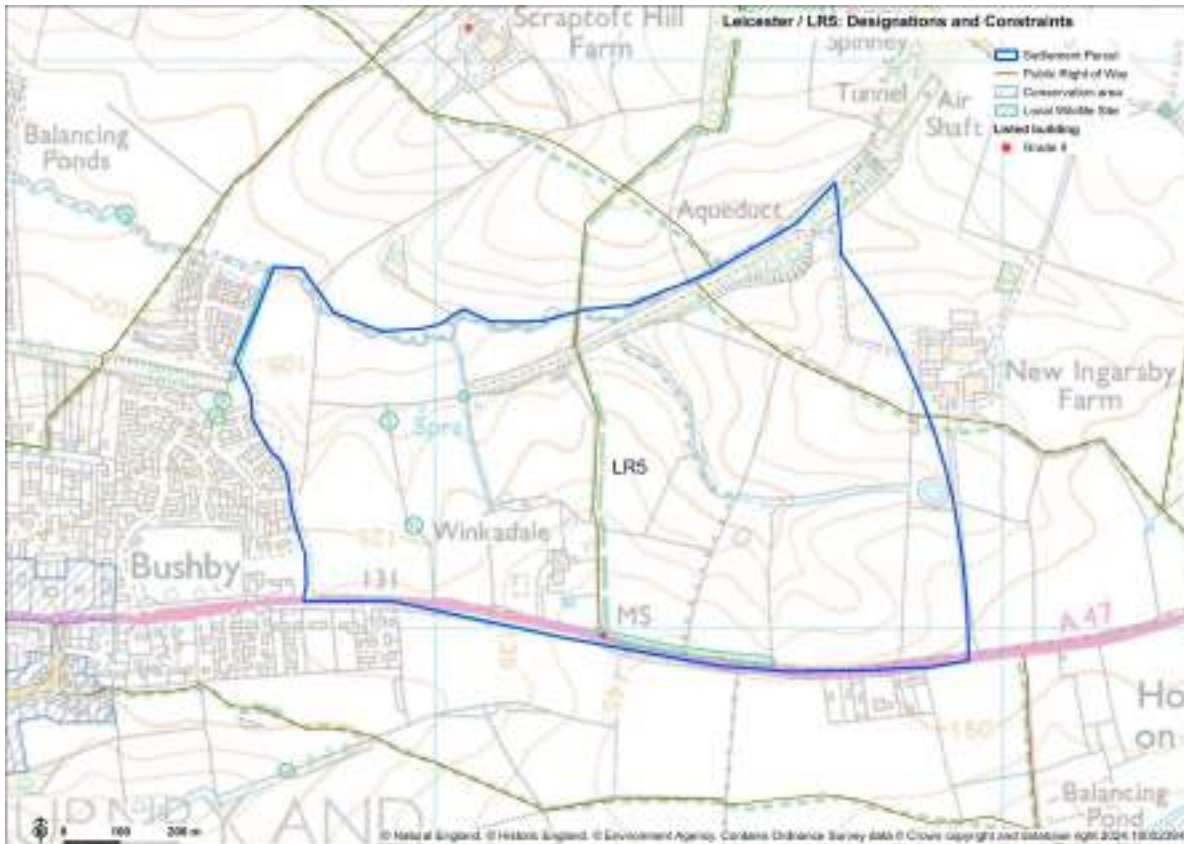
Development management guidance for LR4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Ensure that development maintains the perception of physical and visual coalescence between the settlements of Thurnby/Bushby and Scraptoft.
- Ensure that development respects the local ridgeline along Covert Lane, where both local and more distant receptors may be adversely affected.
- Development should respect the setting of Scraptoft Conservation Area.
- Areas less sensitive to development change include lower land adjacent to harsh settlement edge of Thurnby/Bushby.
- Consider the potential to further enhance vegetation along water course corridors.
- Preserve views from higher land to the north over the surrounding landscape, including views from the edge of Scraptoft, Covert Lane and elevated public rights of way.

Area/Parcel: Scruptoft, Thurnby and Bushby / LR5

Figure 4.21: Scruptoft, Thurnby and Bushby / LR5 map



Representative photos

Figure 4.22: LR5-1 – View from Zouche Way looking east across the parcel



Figure 4.23: LR5-2 – View from Zouche Way looking north towards northern parts of parcel and Scraftoft beyond



Figure 4.24: LR5-3 – View from Zouche Way looking towards stream corridor and former Tilton and Leicester Branch railway line



Location and Landscape Character

- The parcel lies to the east of Bushby, defined by the A47 to the south, a water course and former viaduct to the north and the 1km buffer to the east.
- The parcel lies within LCA 4a Stoughton to Scraftoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Medium scale agricultural land with an undulating valley landform falling towards local water courses.
 - The valley landform falls to the water course (100m AOD) from the south along the A47 Uppingham Road and the east near New Ingarsby Farm (130-150m AOD).
 - Fields are generally medium in scale, with smaller scale fields surrounding Winkadale Farm.
 - Steep embankments to the north-east are associated with a former railway line.

Natural character

- An agricultural landscape with scattered semi-natural features including priority habitats.
 - Mature deciduous woodland and trees align the former railway line (priority habitat) and local water courses.
 - Large mature trees and hedgerows bound the fields and line the A47. Some hedgerows are gappy in nature.
 - A small traditional orchard and mature trees surround Winkadale Farm.
 - Modern development is limited to the A47.

Historic landscape character

- Historic features limited to peripheral areas.
 - A Grade II listed milestone is located adjacent to the A47, which is the only historic feature.

- The historic field pattern has been eroded in places due to modern farming practices.
- The former Tilton and Leicester Branch railway line including a viaduct, tunnel and airshaft, extends across the parcel.

Form, density and setting of existing settlement

- The parcel provides a largely rural backdrop to the settlement edge which is characterised by modern residential development.
 - Recently constructed houses along the southern settlement edge (Zouche Way) form an exposed edge to adjacent agricultural land, although there is better integration to the north.
 - The parcel provides a rural backdrop to the urban edge of Bushby, and separation between Bushby and the village of Houghton on the Hill to the east.

Access and recreation

- Recreational opportunities are limited to rural footpaths and areas adjacent to the settlement edge.
 - Rural public rights of way connect the A47 and Covert Lane but no access is provided to the rural landscape from the settlement edge.
 - A play area is located adjacent to settlement edge.

Views and visual character including skylines

- Open views are afforded from elevated locations, with areas enclosed elsewhere by valley landform and vegetation.
 - Relatively open landscape with views from higher ground over the agricultural landscape.
 - Valley landform and vegetation aligning the former railway line encloses parts of the parcel.

- No intervisibility with Houghton on the Hill from eastern edges of Bushby due to intervening landform and vegetation.
- Vegetation aligning the A47 limits outward views despite its elevated nature, except to the east where there is some intervisibility with Leicester and hills beyond.

Perceptual and experiential qualities

- An agricultural landscape influenced by the A47 and the settlement edge.
 - The busy A47 and the open nature of the settlement edge detract from the rural qualities and tranquillity of the landscape.
 - Areas to the north-east are more remote and tranquil, however, retain a visual relationship with the settlement edge.
 - Scenic value is provided by rolling agricultural topography and mature trees.

Table 4.5: Residential/Employment Sensitivity Ratings - LR5

LR5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	High
Natural character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate

LR5	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for LR5

The undulating valley landform and prominent elevated areas with views to the wider landscape increase the parcels sensitivity to residential and employment development, as does the role this parcel plays in providing separation between Bushby and the village of Houghton on the Hill. The parcel is relatively open and provides a rural backdrop to the settlement edge which also increases its sensitivity to residential and employment development.

However, there are very few recreational opportunities and a limited sense of time depth, a hard modern settlement edge (particularly to the south) which all reduces the parcels sensitivity to residential and employment development.

Features of importance to local landscape character include vegetation aligning the watercourses and the former Tilton and Leicester Branch railway line and vegetation surrounding Winkadale Farm.

The overall sensitivity of the strategic site parcel to residential and employment development is **Moderate-High**.

Development management guidance for LR5

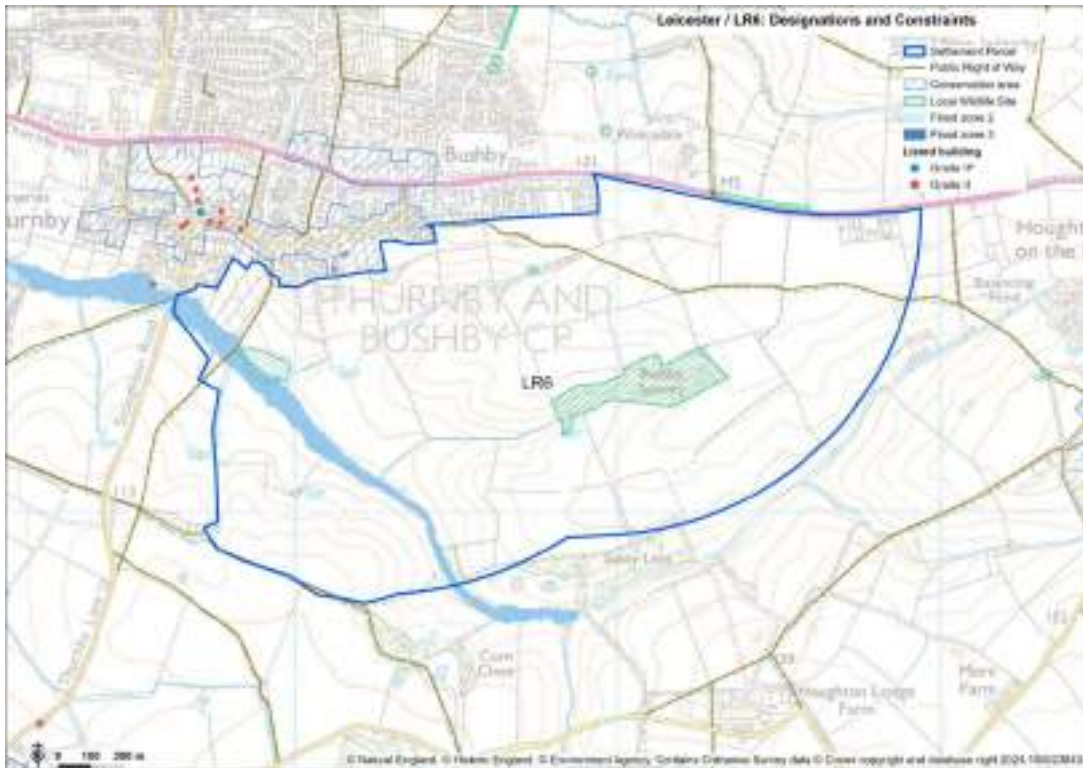
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for

accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on higher ground, ensuring that the sense of separation between Houghton on the Hill and Bushby is retained.
- Avoid locating development adjacent to the dismantled railway due to its historic landscape value and mature woodland.
- Protect and strengthen sensitive landscape features including the former railway line and explore the potential to extend this feature, to enhance local character and wildlife connectivity, as well as utilise its recreational potential.
- Consider the potential to enhance vegetation along the local water courses.

Area/Parcel: Scruptoft, Thurnby and Bushby / LR6

Figure 4.25: Scruptoft, Thurnby and Bushby / LR6 map



Representative photos

Figure 4.26: LR6-1 – View from public right of way looking south-west to wooded skyline and rolling landform



Figure 4.27: LR6-2 – View from public bridleway looking north to the elevated edge of Bushby



Figure 4.28: LR6-3 – View from public right of way exiting the settlement looking west towards Church of St Luke



Figure 4.29: LR6-4 – View from public bridleway looking towards Houghton on the Hill



Location and Landscape Character

- The parcel lies to the south-east of Thurnby/Bushby, defined by the A47 and the LCA boundary to the north-east, by the LCA boundary to the west and by the 1km buffer to the south and east.

- The parcel lies within LCA 2c Houghton-on-the-Hill to Keyham which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Medium to large-scale agricultural land with an undulating landform and small-scale valleys defined by local water courses.
 - An undulating landscape incised by watercourses forming a series of small-scale valleys. The land falls from 150m AOD, adjacent to the A47, to approx. 90m AOD at Stoughton Road.
 - Steeper slopes lie adjacent to the southern settlement edge of Thurnby, with north-eastern parts of the parcel plateauing adjacent to the A47.
 - Fields are generally medium to large in scale, with smaller scale fields on steeper slopes adjacent to Thurnby.

Natural character

- An agricultural landscape with some scattered semi-natural features.
 - Mature vegetation aligns Bushby Brook and other water courses, with Bushby Spinney (priority habitat deciduous woodland located centrally within the parcel).
 - Recently planted woodland copses, mostly linear in nature, lie in proximity to the edge of Thurnby and the A47.
 - Elsewhere, semi-natural features are limited to field boundaries, which are variable in quality.

- Modern development is limited to a group of properties adjacent to the A47.

Historic landscape character

- A landscape with limited time depth but lying adjacent to the historic core of Thurnby.
 - The historic core of Thurnby lies on the settlement edge (Thurnby and Bushby Conservation Area), with listed buildings set back along Main Street.
 - No historic features within the parcel.
 - The historic field pattern has deteriorated in a number of places due to modern farming practices.

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to the settlement edge and separation from Houghton on the Hill.
 - The historic settlement edge lies to the north of the parcel, which is well-integrated through mature vegetation, with modern housing further to the east being more abrupt.
 - The undeveloped agricultural land provides an attractive rural backdrop to the southern edge of Thurnby.
 - The parcel provides separation between the urban edge of Thurnby and Bushby and the village of Houghton on the Hill to the east.

Access and recreation

- Recreational opportunities are limited to rural footpaths.
 - Two rural public rights of way extend from the settlement edge towards surrounding villages.

- A Scout and Guide headquarters with outdoor space is located adjacent to Stoughton Road.

Views and visual character including skylines

- A relatively open landscape a good degree of visibility from the surrounding landscapes and some undeveloped skylines.
 - A relatively open landscape with far reaching views over the adjacent agricultural landscape.
 - Settlement and St Lukes Church tower seen on the skyline when viewed from southern areas of parcel, with glimpses also possible towards Houghton on the Hill, including the church spire.
 - Undeveloped, wooded skylines to the south and south-east.
 - Vegetation aligning the A47 limits outward views north despite its elevated nature.

Perceptual and experiential qualities

- An agricultural landscape with a relatively remote and tranquil character, influenced by the A47 and the settlement edge.
 - The busy A47 and the urban edge of Thurnby/Bushby detracts from the rural qualities of the landscape.
 - Areas to the south are relatively remote and tranquil with no buildings or infrastructure.

Table 4.6: Residential/Employment Sensitivity Ratings - LR6

LR6	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	High
Natural character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate-High	High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for LR6

The varied character of the landform with mature woodland clumps and established field boundaries, help to form a rural backdrop to both the modern and historic settlement edges of Thurnby and Bushby, increasing landscape sensitivity to residential and employment development. The parcel is prominent in views from the surrounding landscape and has notable scenic value. The parcel also plays an important role in physically and visually separating the settlements of Thurnby/Bushby and the village of Houghton on the Hill. The parcel has wooded skylines to the south and, despite the proximity to settlement, has a sense of remoteness in places. All of the above increase the parcel’s sensitivity to residential and employment development.

However, there are limited recreation opportunities beyond a number of public right of ways and there is a limited sense of time depth due to erosion of the historic field pattern, which reduces the parcel's sensitivity to development.

Features of importance to local landscape character include vegetation aligning watercourses and areas of scattered woodland.

The overall sensitivity of the parcel to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development increasing to **High**.

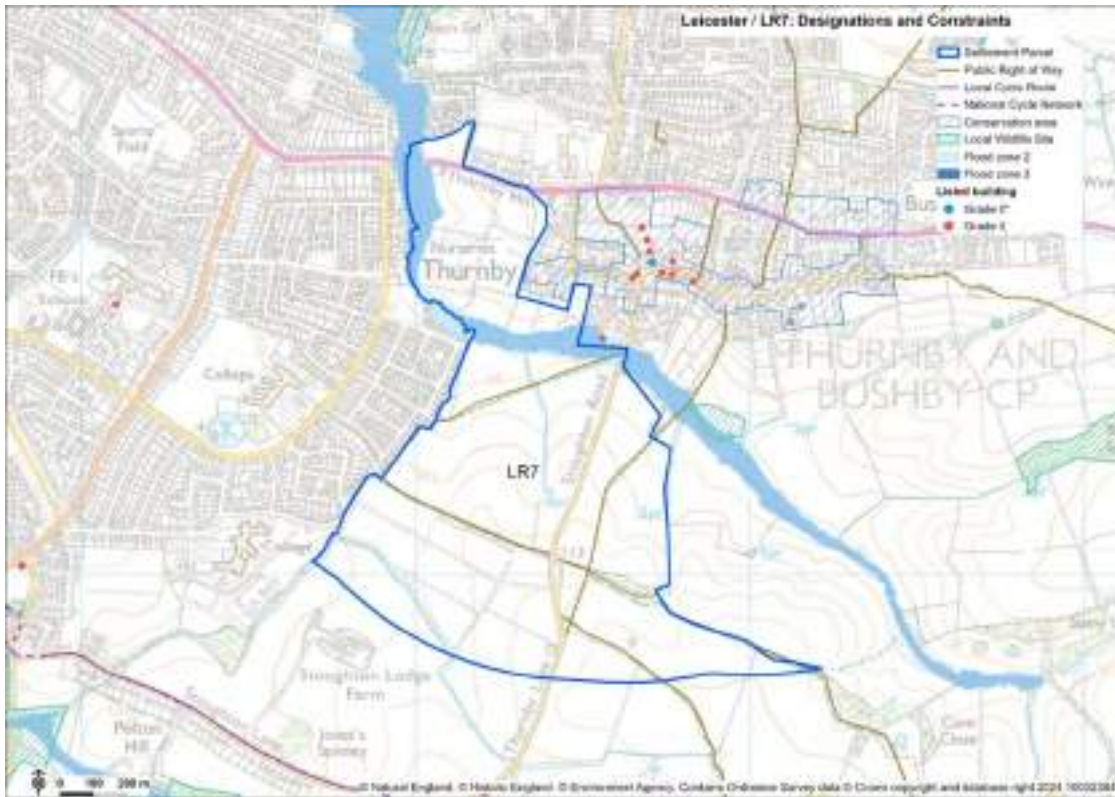
Development management guidance for LR6

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development adjacent to the conservation area and preserve views and the setting of the conservation area and listed buildings in Thurnby/Bushby, including St Luke's Church tower.
- Maintain separation between Thurnby/Bushby and Houghton on the Hill.
- Protect and strengthen sensitive landscape features including vegetation and priority habitats aligning Bushby Brook and other water courses.
- Conserve views from the parcel towards the church spire in Houghton on the Hill to the east.
- Conserve the undeveloped wooded skylines to the south and south-east.

Area/Parcel: Scruptoft, Thurnby and Bushby / LR7

Figure 4.30: Scruptoft, Thurnby and Bushby / LR7 map



Representative photos

Figure 4.31: LR7-1 – View from public right of way looking north towards southern edge of Thurnby



Figure 4.32: LR7-2 – View from Uppingham Road (A47) looking south-west towards the elevated edge of Leicester



Figure 4.33: LR7-3 – View from Uppingham Road (A47) looking south-east towards the edge of Thurby



Figure 4.34: LR7-4 – View from public right of way looking north/north-west to the western edge of Thurby and the eastern edge of Leicester



Location and Landscape Character

The parcel lies to the south-west of Thurnby defined by the Harborough District boundary and the urban edge of Leicester to the west, by the 1km buffer to the south and by the LCA boundary to the east.

The parcel lies within LCA 4a Stoughton to Scraptoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently undulating landform with a variable scale.
 - Land gently falls towards Bushby Brook at 85-90m AOD, from the A47 and the edge of Thurnby to the north (100m AOD) and plateau to the south (110-120m AOD).
 - Fields are generally medium to large in scale to the south and smaller scale to the north where close to Thurnby, with pockets of commercial nursery planting evident throughout.

Natural character

- An agricultural landscape influenced by surrounding modern development, with some scattered semi-natural features.
 - Well established vegetation aligning Bushby Brook and other smaller water courses.

- Mature deciduous trees are a feature of the landscape, including trees (priority habitat) aligning a bridleway and a formal tree avenue along Stoughton Road, both in the south of the parcel and former hedgerow trees in the north.
- Elsewhere, semi-natural features are limited to field boundaries, which are variable in quality but particularly weak in the north of the parcel.
- Although undeveloped, the parcel is enclosed by modern development in the north-west.

Historic landscape character

- A landscape with some sense of time-depth, with historic features limited to peripheral areas.
 - The historic core of Thurnby lies on the settlement edge (Thurnby and Bushby Conservation Area), with listed buildings set back along Main Street.
 - No historic features are located within the parcel, however the Summer House at Lakeside (Grade II listed) lies close to the north-eastern boundary.
 - The historic field pattern has been eroded in a number of places due to plant nurseries and modern farming practices.

Form, density and setting of existing settlement

- The parcel forms an important role in the perception of a gap between Thurnby and Leicester and provides a rural backdrop to the settlement edge.
 - The parcel provides perceived separation between Thurnby and Leicester, although the settlements have coalesced to the north.
 - The historic settlement edge of Thurnby lies to the north-east and is well integrated by mature vegetation.

- Modern housing to the north and west form a more exposed and abrupt urban edge, although softened by mature vegetation in parts.
- The elevated nature of Leicester means the parcel has intervisibility with the City of Leicester College and parts of Leicester further west beyond the immediate urban edge.

Access and recreation

- Recreational opportunities limited to rural footpaths.
 - A network of public rights of way linking settlements criss-cross the landscape to the south.
 - No recreational opportunities to the north of Bushby Brook.

Views and visual character including skylines

- Relatively enclosed landscape as a result of landform and the settlement edges of Thurnby and Leicester.
 - An enclosed landscape, contained by landform, the vegetation pattern and by the surrounding urban edges.
 - Some elevated areas have a more open character.
 - Settlement areas of both Thurnby and Leicester form a developed skyline, particularly when viewed from south-western areas of the parcel.
 - Vegetation aligning Stoughton Road serves to visually separate eastern and western parts of the parcel.

Perceptual and experiential qualities

- Northern areas influenced by urban settlement edges and roads, with southern areas more rural and tranquil.

- The busy A47, human activity and intrusive modern settlement edges negatively influence the perceptual and experiential qualities of the parcel to the north.
- Southern parts of the parcel are more tranquil, although traffic along Stoughton Road reduce the relative remoteness.

Table 4.7: Residential/Employment Sensitivity Ratings - LR7

LR7	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for LR7

The landscape plays a role in the perceived separation between Leicester and Thurnby and provides a semi-rural backdrop to both settlements, with parts of the parcel being open and visually prominent, all of which increases the sensitivity of the parcel to residential and employment development.

- The limited time-depth of the landscape due to changes of land use (in part for nurseries) reduce the sensitivity of the parcel. The hard urban edges which enclose the landscape and influence of the main roads and settlement edges on the perceptual qualities of the landscape, and limited recreational opportunities, also reduce landscape sensitivity.
- Features of importance for local character are lines of mature trees in the north of the parcel which originated as hedgerow field boundaries and the trees planted along Stoughton Road.
- The overall sensitivity of the parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also **Moderate**.
- The narrow area of land to the north of the parcel at Thurnby Hill is less sensitive to residential and employment development because of the flat topography, its landuse for commercial nurseries and the consequent erosion of the historic field pattern, and the influence of the settlement edge and the busy A47. However, this is moderated by the key role of the landscape in the perceived separation of Thurnby from Leicester.

Development management guidance for LR7

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development adjacent to the conservation area in Thurnby and preserve views and the setting of the conservation area and listed buildings.
- Consider the potential to further reduce intervisibility between the settlement edges of Thurnby and Leicester through additional planting along boundary edges.

- Protect and strengthen sensitive landscape features including along Bushby Brook, along public rights of way and aligning settlement edges.

Summary Sensitivity Scores

Table 4.8: Landscape sensitivity scores

Area	LR1	LR2	LR3	LR4	LR5	LR6	LR7
Residential development	M	M	M-H	M-H	M-H	M-H	M
Employment development	M	M-H	H	H	M-H	H	M

Lutterworth

Figure 4.34: Lutterworth map



Location and description

The market town of Lutterworth is located in the south-west of Harborough District.

The centre of the historic market town is designated as a conservation area, located in the south-east of the settlement, and includes a cluster of listed buildings including St Mary's Church (Grade I) and The Manor House (Grade II*). Residential settlement expansion has occurred mostly to the north and west, with limited expansion to the south and east, noting the location of the committed East of Lutterworth Strategic Development Area to the east of Lutterworth.

The settlement has extensive road infrastructure, with Lutterworth Road (A4303) and Rugby Road (A426) arterial routes running north-to-south and east-to-west respectively, and the M1 motorway forming a distinctive edge to Lutterworth to the east. Magna Park is a logistics and distribution centre which extends on both sides of the A4303, located to the west of the settlement, separated from it by agricultural land. Commercial and industrial development is also located between the A426 and the M1 to the north of the settlement.

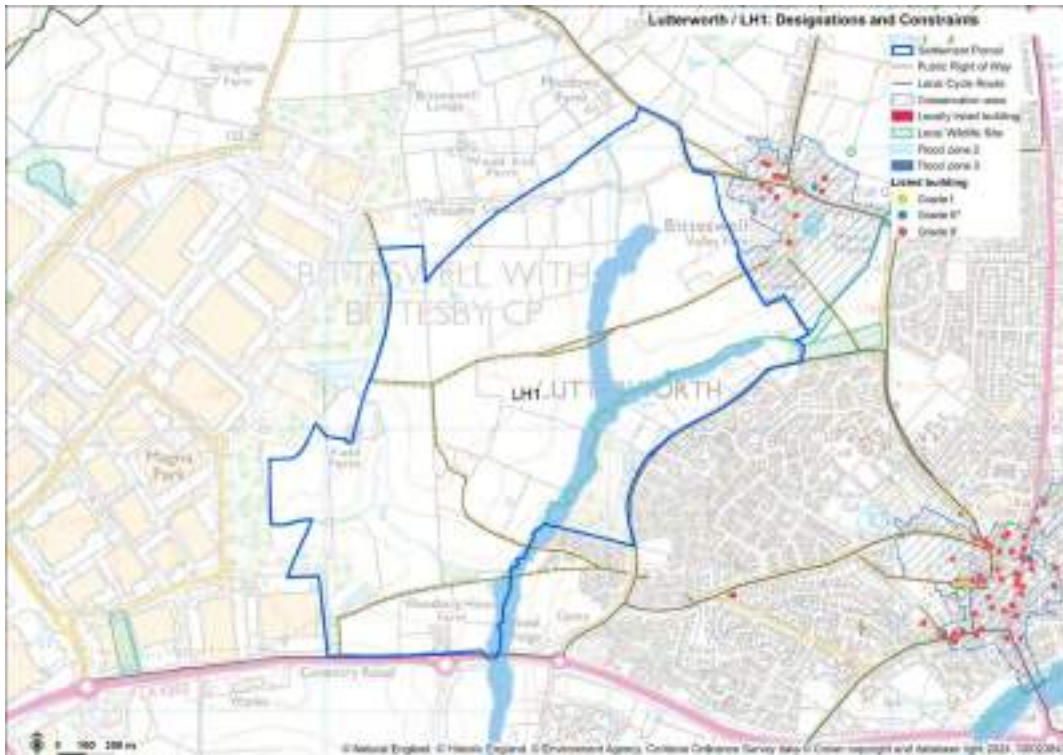
Bitteswell village is located in proximity to north-western edge of Lutterworth.

The settlement edge is divided into six assessment parcels within a 1km buffer from the settlement edge. These boundaries are extended to accommodate the committed East of Lutterworth Strategic Development

Area located to the east of Lutterworth, where they follow the extents of the SHELAA sites.

Area/Parcel: Lutterworth / LH1

Figure 4.35: Lutterworth / LH1 map



Representative photos

Figure 4.36: LH1-1 – View from Lutterworth Country Park looking west.



Figure 4.37: LH1-2 – View from Woodby Lane near Magna Park Industrial site looking south-east towards Lutterworth.



Figure 4.38: LH1-3 – View from Woodby Lane looking south across the parcel.



Location and Landscape Character

- The parcel lies to the west of Lutterworth. The parcel boundary extends up to the edge of Magna Park to the west, to the edge of Bitteswell to the north-east and to Coventry Road (A4303) to the south.
- The parcel lies within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A mostly large-scale landscape with a gently sloping valley landform.

- Land gently falls from the settlement edge at 120m AOD, to Bitteswell Brook (110m AOD), before gradually rising to Magna Park to the west up to 125m AOD, forming a gently sloping valley.
- Mostly large-scale field pattern defined by tree-lined hedgerows.
- Some small-scale field patterns, located between Bitteswell Brook and settlement edge to north-east, with smaller, geometric fields near Woodby Lane.

Natural character

- A primarily agricultural landscape with semi-natural features present.
 - Landcover is predominantly arable cropping with some pastoral land, with semi-natural features in the form of field boundary hedgerows with occasional hedgerow trees.
 - Dense, deciduous woodland planting to the east of Magna Park (priority habitat), is mostly located outside of the boundary but creates a wooded backdrop.
 - Semi-natural habitats include woodland blocks within Lutterworth Country Park and the riparian zone associated with Bitteswell Brook and adjacent fields.

Historic landscape character

- A landscape with some time-depth to the north due to a retained historic field pattern, ridge and furrow and historic edge of Bitteswell.
 - Time-depth to the north where historic field patterns remain, but with some amalgamation due to modern farming practices further to the south.
 - Ridge and furrow located in pastoral fields to the north, either side of Woodby Lane.
 - The historic core of Bitteswell (designated conservation area) is located adjacent to the north-eastern edge of the parcel.

Form, density and setting of existing settlement

- A predominantly rural landscape, the settlement edge is characterised by modern and historic development along Lutterworth and Bitteswell respectively.
- The modern settlement edge is integrated with the surrounding landscape with roadside hedgerows, vegetation lining Bitteswell Brook and vegetation within Lutterworth Country Park.
- The parcel provides the perception of a rural gap between the settlement edge and Magna Park.
- The agricultural landscape provides the perception of separation between the historic core of Bitteswell and Lutterworth.

Access and recreation

- A landscape with some access and recreational opportunities, including a country park.
- Lutterworth Country Park is a designated green recreational site on Lutterworth's western edge with parking, and several circular walking routes.
- A number of public rights of way cross the rolling farmland, providing access between Bitteswell, Lutterworth and Magna Park.

Views and visual character including skylines

- Woodland cover enclose the landscape, curtailing most long-distance views to adjacent landscapes.
- Vegetation along Bitteswell Brook, along roads and within Lutterworth Country Park mostly encloses the landscape, limiting outward views from the settlement.
- Beyond Bitteswell Brook, most distant views are limited by field boundary vegetation and extensive woodland surrounding Magna Park

- Open views from Bitteswell with a skyline of woodland and commercial buildings within Magna Park.

Perceptual and experiential qualities

- Large scale development and infrastructure detract from rural qualities, particularly to the south of the parcel.
- The A4303 and Magna Park, detract from the rural qualities of the landscape and reduce the tranquillity, although dense vegetation around Magna Park reduces its visual impact.
- Areas to the north appear more tranquil.

Table 4.9: Residential/Employment Sensitivity Ratings - LH1

LH1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Moderate-High	Moderate-High
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for LH1

The large-scale landscape with limited topographical interest reduces the sensitivity to residential and employment development. The visual enclosure of the parcel by roads and Magna Park also reduces the parcels sensitivity to residential and employment development.

The role of the landscape in providing the perception of a rural gap between the settlement edge and Magna Park, as well as the well-integrated edge to Lutterworth serves to increase the sensitivity to residential and employment development. The time depth provided by the historic field pattern, ridge and furrow and the historic edge of Bitteswell also increase the sensitivity to residential and employment development. Lutterworth Country Park is an important recreational and semi-natural asset, which combined with other semi-natural features along the Bitteswell Brook and adjacent to Magna Park, increases the parcel's sensitivity to employment and residential development.

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

Development management guidance for LH1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

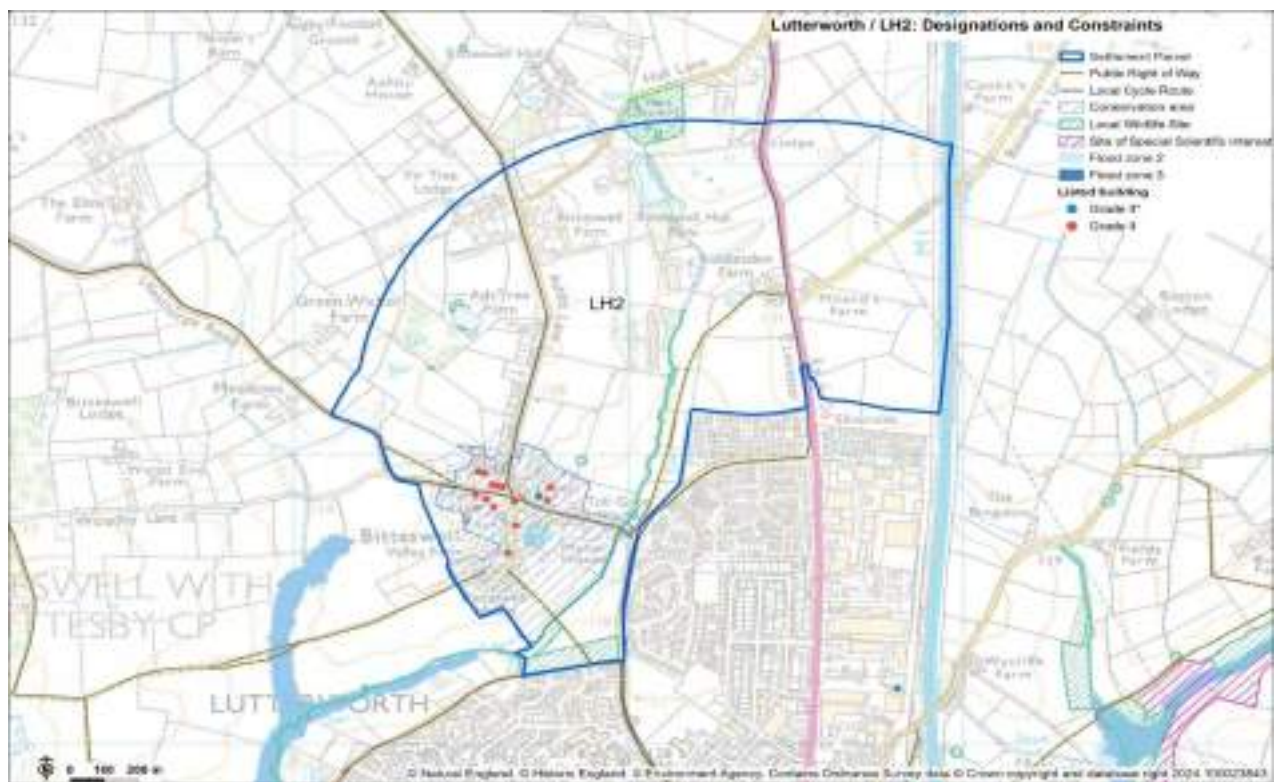
- Avoid locating development within fields that contain ridge and furrow and that would affect the setting of Bitteswell Conservation Area.
- Avoid locating development within Lutterworth Country Park which has a high recreational value.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Avoid locating development that would affect the intricate field pattern and mature vegetation between Bitteswell Brook and the settlement edge of Lutterworth.
- Maintain and enhance existing woodland surrounding Magna Park.
- Development should ensure that the separation between Lutterworth, Magna Park and Bitteswell is maintained.
- Retain and reinforce existing sensitive semi-natural features such as the mature trees in Lutterworth Country Park.

Area/Parcel: Lutterworth / LH2

Figure 4.39: Lutterworth / LH2 map



Representative photos

Figure 4.40: LH2-1 – View from Brookfield Way looking north across parcel, with St Mary’s Church (Bitteswell) visible.



Figure 4.41: LH2-2 – View from public right of way near cemetery looking towards ribbon development on Ashby Lane.



Figure 4.42: LH2-3 – View from Ashby Lane looking towards Lutterworth’s northern settlement edge.



Location and Landscape Character

This parcel is located to the north of Lutterworth. Bitteswell is located in the south-west of the parcel, with the eastern boundary defined by the M1 motorway.

The parcel lies within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently undulating topography with few dramatic changes in elevation.
 - Gently undulating valley either side of Bitteswell Brook. Lower land at approx. 115m AOD between Bitteswell and Lutterworth and higher land at Bitteswell Farm and the M1 at approx 135m AOD.
 - Fields are predominantly medium to large-scale and bound by hedgerows, except for the small-scale field pattern surrounding Bitteswell.
 - The M1 motorway is set within incised landform to the north-east.

Natural character

- A largely agricultural landscape with several semi-natural features and some modern influences.
 - The riparian zone of Bitteswell Brook, the fox covert to the north, and several areas of woodland, including surrounding Bitteswell Hall Park and the M1 all contribute to the wooded aspect of the landscape.
 - Field boundaries are largely defined by hedgerows with occasional mature trees, the exception being the dense network of vegetation aligning fields surrounding Bitteswell.
 - Modern developments within the parcel include residential properties along Ashby Lane, large-scale farm buildings and a local air strip at Bitteswell Farm, detract from natural character.

Historic landscape character

- A strong sense of time depth due to the presence of Bitteswell, Bitteswell Hall Park and areas of ridge and furrow.

- The historic village of Bitteswell (a conservation area) is located in the south-west with a number of listed buildings, including Grade II* Listed St Mary's Church.
- A small-scale historic field pattern surrounds Bitteswell.
- Bitteswell Hall Park, an historic parkland, with woodland, lake and parkland trees
- Ridge and furrow patterns are located in fields north of Bitteswell either side of Ashby Lane.

Form, density and setting of existing settlement

- The settlement edge of both Lutterworth and Bitteswell, are well integrated with the landscape, which provides separation between them.
- The historic settlement edge of Bitteswell village is well integrated by vegetation and field pattern, however, the settlement extends as ribbon development along Ashby Lane.
- The modern settlement edge of Lutterworth is well integrated into the surrounding landscape through strong boundary features and Saxon Meadows Green Area.
- The landscape provides an important backdrop to the historic settlement of Bitteswell and plays an important role in providing separation between Lutterworth and Bitteswell.

Access and recreation

- A landscape with some local access and recreational opportunities.
- Local green spaces located within Bitteswell village, including The Green and St. Mary's Church, with Saxon Meadows Green Area adjoining the edge of Lutterworth.
- A limited number of public rights of way radiating from Bitteswell village.

Views and visual character including skylines

- A visually contained landscape, where woodland planting and mature field hedges act to limit any long-distance views.
 - The pattern of vegetation and farm buildings visually contain the parcel, with limited outward views.
 - Pylons and OHLs are notable skyline features to the east amongst the largely gently undulating topography.

Perceptual and experiential qualities

- A rural landscape surrounding a historic village, where perceptual qualities are impacted by the proximity of major roads.
 - A rural farmed landscape, despite the presence of Bitteswell and ribbon development extending from the village.
 - Traffic along the A426 (Leicester Road) and the M1 motorway, detract from the rural qualities and tranquillity of the landscape within the north and eastern extent of the parcel.

Table 4.10: Residential/Employment Sensitivity Ratings - LH2

LH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	High

LH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Low	Low-Moderate
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for LH2

The network of woodland and vegetation create a sense of visual enclosure which lowers the sensitivity to residential and employment development. The gently undulating topography with few dramatic changes in landform also lowers the sensitivity of the landscape to potential residential and employment development. The north-eastern part of the parcel is more influenced by the busy transport corridors (such as the M1 and A426) compared to the west and south of the parcel.

The historic core of Bitteswell within the parcel, Bitteswell Hall Park and areas of ridge and furrow provide a strong sense of time depth to the landscape which increases the sensitivity of the landscape to potential residential and employment development. The importance of the parcel in providing separation between Bitteswell and Lutterworth, along with the well-integrated settlement edges of both Lutterworth and Bitteswell, and semi-natural features also increase the sensitivity of the landscape to residential and employment development.

Overall, the sensitivity of the parcel to residential and employment development is **Moderate-High**.

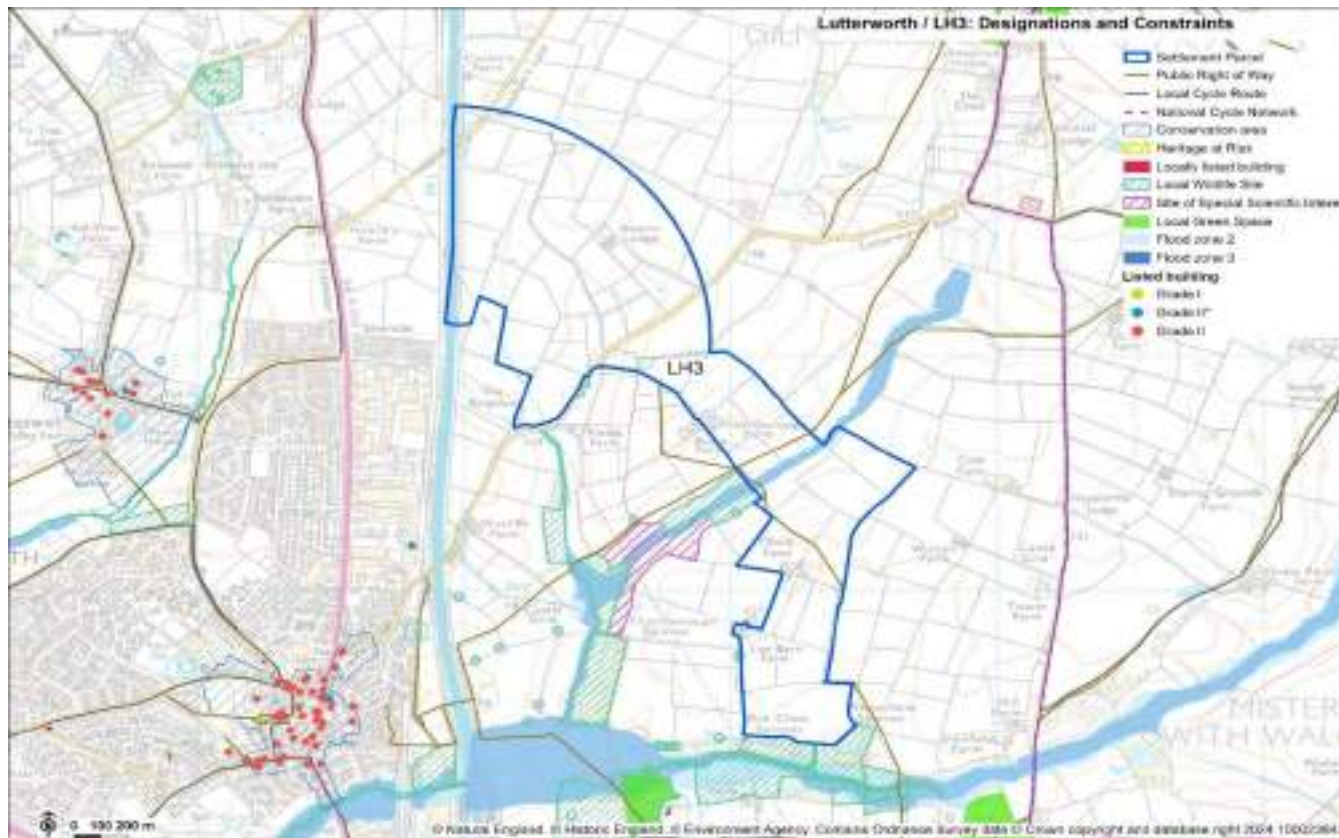
Development management guidance for LH2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development within fields that contain ridge and furrow and that would affect the setting of Bitteswell and its Conservation Area.
- Protect and strengthen sensitive landscape features, including vegetation along Bitteswell Brook and mature trees and woodland within Bitteswell Hall Park. Avoid locating development in the rural gap between Lutterworth and Bitteswell to maintain both physical and visual separation between the two settlements.
- Areas less sensitive to development change include land either side of the A426 close to the settlement edge and areas between the A426 and the M1 motorway to the east of the parcel.

Area/Parcel: Lutterworth / LH3

Figure 4.43: Lutterworth / LH3 map



Representative photos

Figure 4.44: LH3-1 - View from Lutterworth Road near Boston Lodge entrance looking across parcel.



Figure 4.45: LH3-2 – View looking north from public right of way near Oback Farm.



Figure 4.46: LH3-3 – View from public right of way looking south-east towards Rye Close Spinney.



Location and Landscape Character

The parcel is situated to the north and east of the committed East of Lutterworth Strategic Development Area, with the M1 motorway forming the north-western boundary. The eastern extent of the parcel is defined by the boundary of SHELAA sites 8152 and 8107. The southern boundary is defined by the northern edge of Rye Close Spinney.

The future baseline scenario is shown in grey hatched boxes for select criterion only.

The parcel lies within LCA 10b Gilmorton to Broughton Astley which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A largely homogenous, agricultural landscape with few dramatic changes in topography or scale.
 - The landform gently undulates between local water courses, from 140m AOD to the north near the M1 to 115m AOD adjacent to Rye Close Spinney.
 - Medium-scale agricultural fields spread across the gently undulating landform, with a smaller scale field pattern close to Lutterworth Road.
 - The M1 motorway is set within incised landform to the north-west.

Natural character

- An agricultural landscape, with limited semi-natural features.
 - Vegetation aligning local water courses and occasional woodland copses.
 - An established network of mature, tree-lined hedgerows at field margins.
 - Electricity pylons, overhead and telephone detract from rural aspects of the landscape.

Historic landscape character

- A landscape with limited time depth.
 - No historic features within the parcel.
 - A largely intact historical field pattern with some amalgamation due to modern farming practices.

Form, density and setting of existing settlement / Extent of built form

- The landscape of the parcel has no physical relationship with the settlement edge of Lutterworth; therefore, this criterion is not applicable.
 - The parcel is physically detached from the settlement edge of Lutterworth by the M1 motorway.
 - Development is limited to isolated farmsteads situated across the parcel.

FUTURE BASELINE: Form, density and setting of existing settlement

- Development would be integrated by peripheral structural planting with the parcel forming a rural backdrop.
 - Residential and employment development would have a modernising influence upon the parcel however, the proposed peripheral structural planting would integrate development into the surrounding rural landscape.
 - The parcel would form an important rural backdrop to settlement edge.
 - Road crossing the parcel to the north-west would appear less integrated due to its associated earthworks and elevated location whilst crossing the M1 motorway

Access and recreation

- Limited public rights of way through farmland.
 - Two public rights of way located near Thornborough and Oback Farms, give access to the landscape.
 - No public access to the north of the parcel.

Views and visual character including skylines

- Relatively enclosed landscape with outward views limited by intervening landform and vegetation.
 - Some outward views possible from higher land, limited by the gently undulating landform and the intervening pattern of field boundary hedgerows.
 - The landscape is typically more enclosed to the north by the M1 and its associated vegetation and to the south by Rye Close Spinney.
 - Very limited intervisibility with Lutterworth settlement edge, especially from southern parts of the parcel.

FUTURE BASELINE: Views and visual character including skylines

- Relatively enclosed landscape, both by the modern settlement edge as well as intervening landform and vegetation.
 - Visual enclosure to the west of the parcel by proposed peripheral structural planting with residential and employment development beyond and by earthworks associated with new roads to the north.
 - Visual enclosure to the north by the vegetation adjacent to the M1 and to the south by Rye Close Spinney.
 - Some outward views to the east possible from higher land, limited by gently undulating landform and the intervening pattern of field boundary hedgerows.

Perceptual and experiential qualities

- A detached isolated, rural landscape with few modernising human influences.
 - The M1 heavily disrupts levels of tranquillity, particularly to the north.

- Despite the existing peripheral urban influences, the landscape is relatively undeveloped and remote, increasing its sense of rural character.

FUTURE BASELINE: Perceptual and experiential qualities

- The rural landscape would be influenced by adjacent new development, as well as by new and existing roads.
- Adjacent residential and employment development would reduce the sense of rural character and tranquillity of the landscape.
- The M1 and new roads to the north would heavily disrupts levels of tranquillity, particularly in the north.

Table 4.11: Residential/Employment Sensitivity Ratings - LH3

LH3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low
Form, density and setting of existing settlement / Extent of built form	Not applicable	Not applicable
FUTURE BASELINE: Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate

LH3	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate
FUTURE BASELINE: Views and visual character including skylines	Low	Low-Moderate
Perceptual and experiential qualities	Moderate-High	Moderate-High
FUTURE BASELINE: Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for LH3

The homogenous landform with few changes in topography, combined with the limited semi-natural features, results in a lower sensitivity to employment and residential development. The parcel has a limited sense of time depth, and relatively limited in access and recreation opportunities both of which contribute to a lower sensitivity to development. The parcel is relatively visually enclosed, with landform and vegetation containing views which is also considered to lower the sensitivity to residential and employment development.

The parcel has a sense of rural character despite the traffic along the M1, which increases the landscape sensitivity to employment and residential development.

Overall, the sensitivity of the landscape in this parcel to residential and employment development is Moderate.

The future baseline would reduce ratings of the setting of the settlement, views and perceptual and experiential qualities when considering the presence of the Strategic Development Area, however, it is predicted that the sensitivity of the

landscape in this parcel to residential and employment development would be **Low-Moderate**.

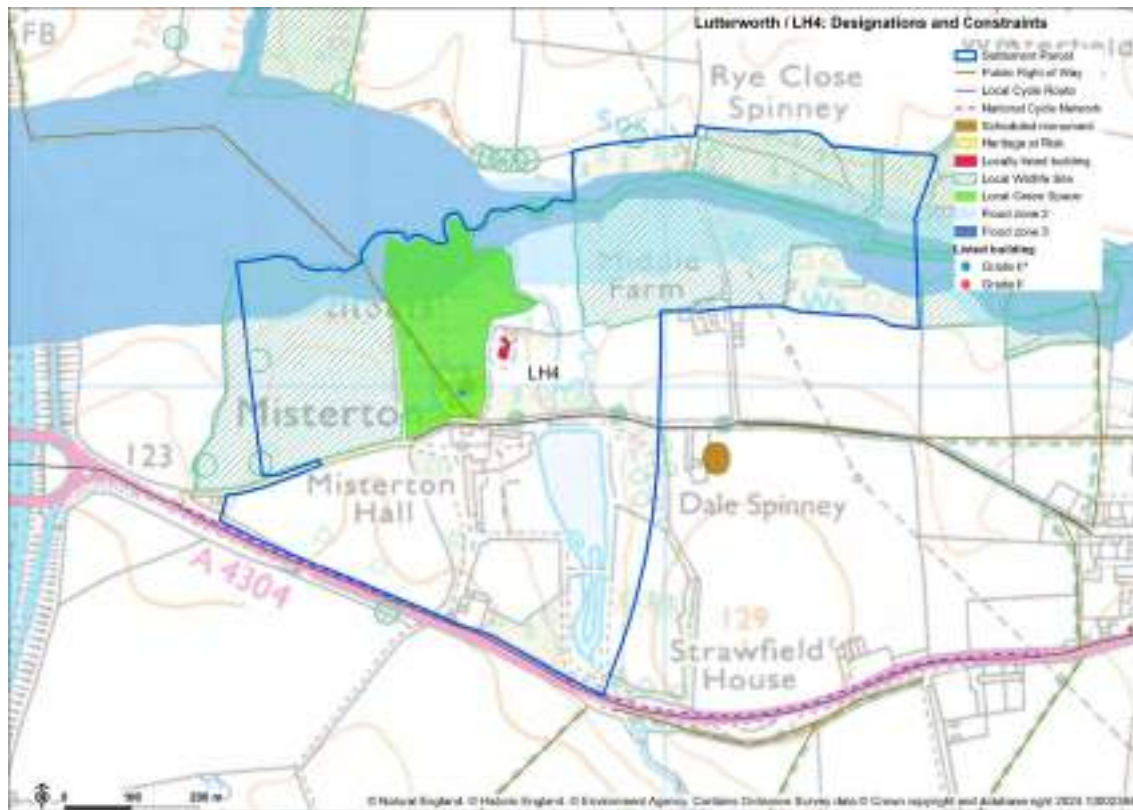
Development management guidance for LH3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Areas less sensitive to development are north of Lutterworth Road.
- Consider the potential to enhance the vegetation along watercourses.

Area/Parcel: Lutterworth / LH4

Figure 4.47: Lutterworth / LH4 map



Representative photos

Figure 4.48: LH4-1 – View from rural lane near Misterton Hall looking over enclosed parkland landscapes.



Figure 4.49: LH4-2 – View towards St Leonard's Church from adjoining field to the north-west of cemetery.



Figure 4.50: LH4-3 – View from public right of way travelling north-west from St Leonard’s Church looking towards Lutterworth.



Location and Landscape Character

The parcel lies to the south-east of the committed East of Lutterworth Strategic Development Area. The Strategic Development Area forms the westerly and northerly boundary of the parcel, with the northern boundary continuing along Rye Close Spinney. The southern boundary extends to the A4304 (Lutterworth Road) and the LCA boundary.

The future baseline scenario is shown in grey hatched boxes for select criterion only.

The majority of the parcel lies within LCA 10b Gilmorton to Broughton Astley and a field to the east of Misterton is within LCA10c Walcote to Swinford and North Kilworth, which are both within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This

landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A small-scale landscape with a shallow valley side landform.
 - Shallow valley side landform, with high points at the A4304, falling towards the River Swift, between 120m AOD and 110m AOD.
 - Small scale field pattern with areas of formal garden and lakes.

Natural character

- A high density of natural and semi-natural features.
 - High coverage of deciduous woodland, with dense, mature vegetation surrounding Misterton Hall and parkland trees within surrounding agricultural land.
 - The River Swift with associated vegetation to the north, with a large lake associated with Misterton Hall to the south.
 - Most woodland areas and agricultural land north of Misterton Hall are designated as priority habitats.
 - Electricity infrastructure including pylons and telephone lines detract from natural character.

Historic landscape character

- The landscape has a sense of time depth due to historic features primarily associated with Misterton Hall.

- A high density of historic features and landscapes that contribute to the sense of time depth, including Misterton Hall and its associated park and gardens, Grade II* listed St Leonard's Church and The Old Rectory.
- The parkland and gardens at Misterton Hall are relatively intact, including lodges, buildings, parkland trees, woodland and water features.
- Relatively intact historic field pattern in the farmland surrounding Middle Farm.

Form, density and setting of existing settlement: Extent of built form

- The landscape has no physical relationship with the settlement edge of surrounding settlements; therefore, this criterion is not applicable.
- The parcel is physically and visually detached from the settlement edge of Lutterworth by the M1 motorway and by agricultural land from Walcote.
- Extent of built form is limited to the historic buildings associated with Misterton Hall, which is well-integrated into the landscape.

FUTURE BASELINE: Form, density and setting of existing settlement

- The parcel provides an historic backdrop to the new settlement edge, with adjacent open space and structural planting providing separation.
- New residential development to the north would be separated by existing woodland and new structural planting and new community park.
- Parcel would form historic backdrop to new development with adjacent open space and community park integrating with the parcel.

- New structural planting would separate employment development; however, the parcel is likely to be influenced by adjacent new road infrastructure.
- Existing vegetation aligning A4304 and new structural planting would separate employment development to the south.

Access and recreation

- A landscape with limited recreational access.
 - A single public right of way extends north-west from St Leonard's Church, and a permissive access path through Rye Close Spinney.

Views and visual character including skylines

- Enclosed landscape with limited outward views due to the pattern of vegetation.
 - Visually contained and enclosed landscape due to a high density of trees and woodland surrounding Misterton Hall and by areas of woodland.
 - Some outward views are possible towards Lutterworth and the M1 from the north-west.
 - Although most skyline views are wooded, pylons and OHL are present in some views.

FUTURE BASELINE: Views and visual character including skylines

- Enclosed landscape with limited outward views due to pattern of vegetation and new residential and employment development.
 - Visually contained and enclosed landscape due to high density of trees and woodland surrounding Misterton Hall and by areas of woodland.

- New structural planting is likely to further visually enclose the parcel, particularly to the south and west.
- Outward views to the north-west would overlook and be limited by new residential and employment.

Perceptual and experiential qualities

- A landscape with scenic and rural character, influenced by the nearby motorway.
- Intimate, historic and semi-naturalistic landscape, with scenic value and rural character.
- Noise associated with the M1, combined with traffic movement along the A4304, reduces tranquillity across the parcel.

FUTURE BASELINE: Perceptual and experiential qualities

- The landscape would be influenced by the proximity of new employment development, as well as by new and existing roads.
- Proximity of new employment development would reduce the scenic value and rural character of the parcel.
- The proximity of new roads to the west of the parcel, reduces the tranquillity.

Table 4.12: Residential/Employment Sensitivity Ratings - LH4

LH4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	High	High

LH4	Residential Sensitivity Rating	Employment Sensitivity Rating
Historic landscape character	High	High
Form, density and setting of existing settlement / Extent of built form	Not applicable	Not applicable
FUTURE BASELINE: Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Low-Moderate
FUTURE BASELINE: Views and visual character including skylines	Low	Low
Perceptual and experiential qualities	Moderate	Moderate
FUTURE BASELINE: Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for LH4

The parcel has a sense of time depth due to the number of historic features primarily associated with Misterton Hall Manor House, which include listed buildings and former parkland, increasing the sensitivity to residential and employment development. The high density of natural and semi-natural features serves to increase the parcel’s sensitivity to development. In addition, the strong perceptual and experiential qualities of the parcel, also increase the sensitivity of the landscape to residential and employment development.

The parcel is visually enclosed by mature woodland, with electricity infrastructure, including pylons, featuring on the skyline. The parcel also offers limited access and recreational opportunities. These factors are considered to lower the parcel's sensitivity to residential and employment development.

Misterton Hall, positioned centrally within the parcel, is considered particularly sensitive to development, with St Leonards Church Grade II* listed and a locally listed building in The Old Rectory present. There are several examples of parkland landscapes, and the River Swift, which is a priority wetland habitat, alongside some brooks and streams and the moat contribute strongly to the landscape character of the parcel.

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

The future baseline would reduce ratings of the setting of the settlement, views and perceptual and experiential qualities when considering the presence of the Strategic Development Area. It is predicted that the sensitivity of the landscape in this parcel to residential and employment development would reduce to **Moderate**.

Development management guidance for LH4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

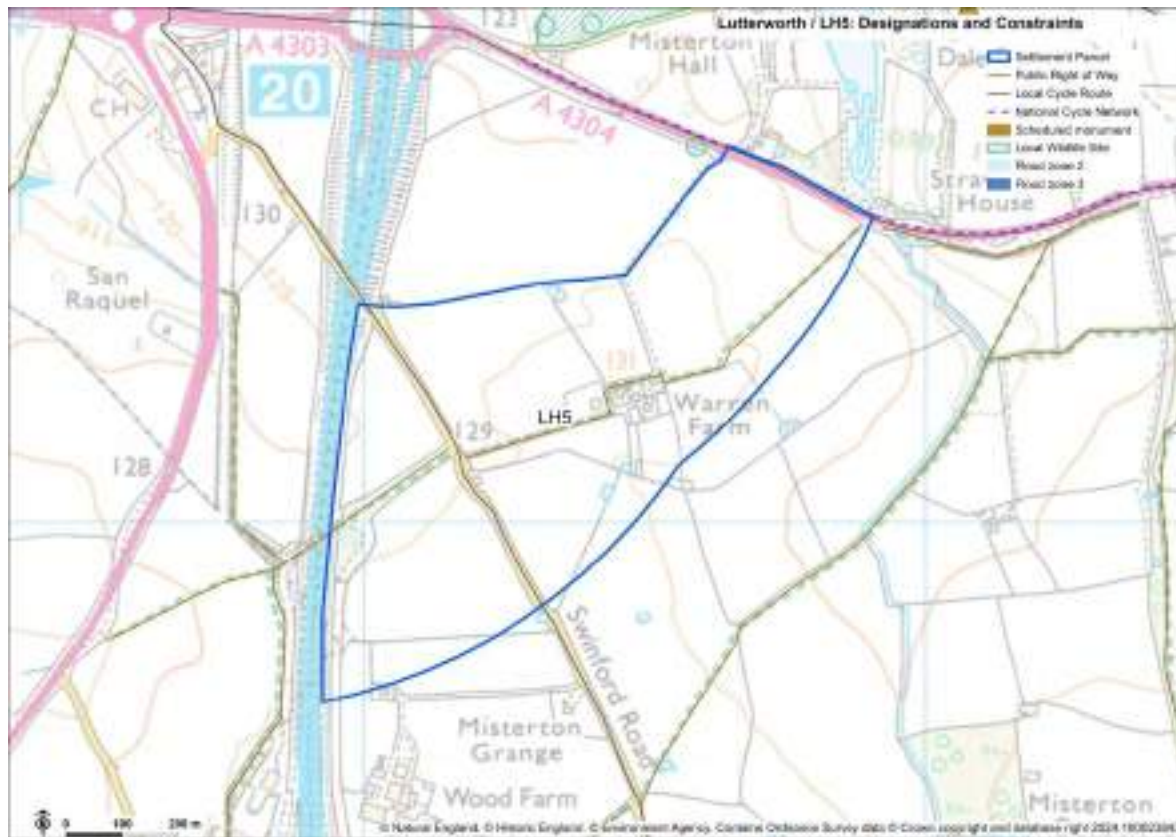
- Maintain and enhance woodland features, including priority habitat deciduous woodlands of Rye Close and Raspberry Spinneys, to maintain visual enclosure.
- Preserve and enhance the parkland habitats, gardens and water features which provide the setting to Misterton Hall.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Protect and strengthen the valued wetland habitats associated with the River Swift.
- Development should respect the setting of listed buildings.
- Consider the potential to mitigate against views towards electricity infrastructure to enforce the rural character of the landscape.

Area/Parcel: Lutterworth / LH5

Figure 4.51: Lutterworth / LH5 map



Representative photos

Figure 4.52: LH5-1 – View from public right of way near Warren Farm looking east towards Lutterworth Road (A4304) and Walcote. village.



Figure 4.53: LH5-2 – View looking south-east from Warrens Farm, Swinford Wind Farm turbines visible.



Figure 4.54: LH5-3 – View looking west towards M1 corridor from public right of way travelling west off Swinford Road.



Location and Landscape Character

The parcel is located to the south-east of Lutterworth and the adjoins the committed Strategic Development Area (employment), along its northern boundary. The A4304 (Lutterworth Road) forms the north-eastern boundary, with the western boundary following the M1 and the LCA boundary.

The future baseline scenario is shown in grey hatched boxes for select criterion only.

The parcel lies within LCA 10c Walcote to Swinford and North Kilworth, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium-to-large scale landscape with mostly flat landform.
 - Topography is relatively flat but locally elevated with highest land located centrally at Warren Farm at 131m AOD.
 - Medium to large, irregular field pattern.

Natural character

- Limited semi-natural features and habitats mostly along field boundaries and roads.
 - Landcover is predominantly arable fields with semi-natural features mostly limited to tree-lined hedgerows.
 - A mature tree belt aligning Lutterworth Road, mature tree avenue on the approach to Warren Farm and scattered ponds are the most notable natural features.
 - Intermittent vegetation lining the motorway including woodland copses close to road bridges.

Historic landscape character

- The landscape has limited time depth, with no historic features.
 - Historic field pattern affected by amalgamation through modern farming techniques.
 - M1 motorway dissects the agricultural landscape further affecting the historic field pattern.

Form, density and setting of existing settlement: Extent of development

- The landscape has no physical relationship with Lutterworth's settlement edge; therefore, this criterion is not applicable.
- The parcel is physically detached from the settlement edge of Lutterworth by the M1 motorway and has a limited visual connection due to vegetation aligning the motorway.
- Buildings limited to a single isolated farmstead.

FUTURE BASELINE: Form, density and setting of existing settlement

- The parcel would provide a rural backdrop to the new employment edge which is characterised by structural planting.
- The new employment development with associated new structural planting provides an integrated edge to the settlement, however, would likely be visible above intervening vegetation.
- The parcel would likely form a rural backdrop to the settlement, with the new structural planting appearing at odds with the pattern of the landscape.

Access and recreation

- Access and recreation limited to public rights of way.
- Two public rights of way crossing agricultural land, passing Warren's Farm, between the A4304 and Cotesbach.

Views and visual character including skylines

- Relatively open landscape, with some views limited by the vegetation pattern across the flat landscape, with developed skylines.

- A relatively open landscape.
- Views are limited by field boundary vegetation, and to the north and west by vegetation adjacent to the A4304 and M1 respectively.
- Wooded skylines with some modern features, including Swinford wind farm to the south along with other electricity infrastructure.

FUTURE BASELINE: Views and visual character including skylines

- The landscape is enclosed by new development, and the vegetation pattern.
 - New employment development would enclose views within the parcel to the north.
 - Views limited to the west by vegetation adjacent to the M1.
 - Modern features would continue to be common on the skyline, predominantly to the south.

Perceptual and experiential qualities

- A rural landscape subject to modernising influences.
 - Noise associated with the M1 and A4304 reduces the tranquillity and combined with the presence of electrical infrastructure, detracts from the scenic qualities of the landscape.
 - The separation from the settlement edge of Lutterworth provides a sense of rural character.

FUTURE BASELINE: Perceptual and experiential qualities

- A rural landscape subject to a number of modernising influences.

- The adjacent new employment development, M1 motorway and A4304, reduce tranquillity and detract from the scenic qualities of the landscape.

Table 4.13: Residential/Employment Sensitivity Ratings - LH5

LH5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural Character	Low	Low
Historic landscape character	Low	Low
Form, density and setting of existing settlement / Extent of built form	Not applicable	Not applicable
FUTURE BASELINE: Form, density and setting of existing settlement	Low	Low-Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
FUTURE BASELINE: Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate
FUTURE BASELINE: Perceptual and experiential qualities	Low	Low-Moderate

Summary of overall landscape sensitivity for LH5

The parcel is relatively flat, comprising large arable fields and with semi-natural features mostly limited to field boundaries, which results in a lower sensitivity to residential and employment development. The parcel has limited time depth with no historic features and has limited recreation opportunities with only two rural footpaths crossing the landscape, both of which reduce the sensitivity to residential and employment development. The presence of the M1 motorway and electrical infrastructure detract from scenic qualities and tranquillity, which also lower the sensitivity to development.

The parcel lies within a relatively open landscape which increases the sensitivity to residential and employment development.

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

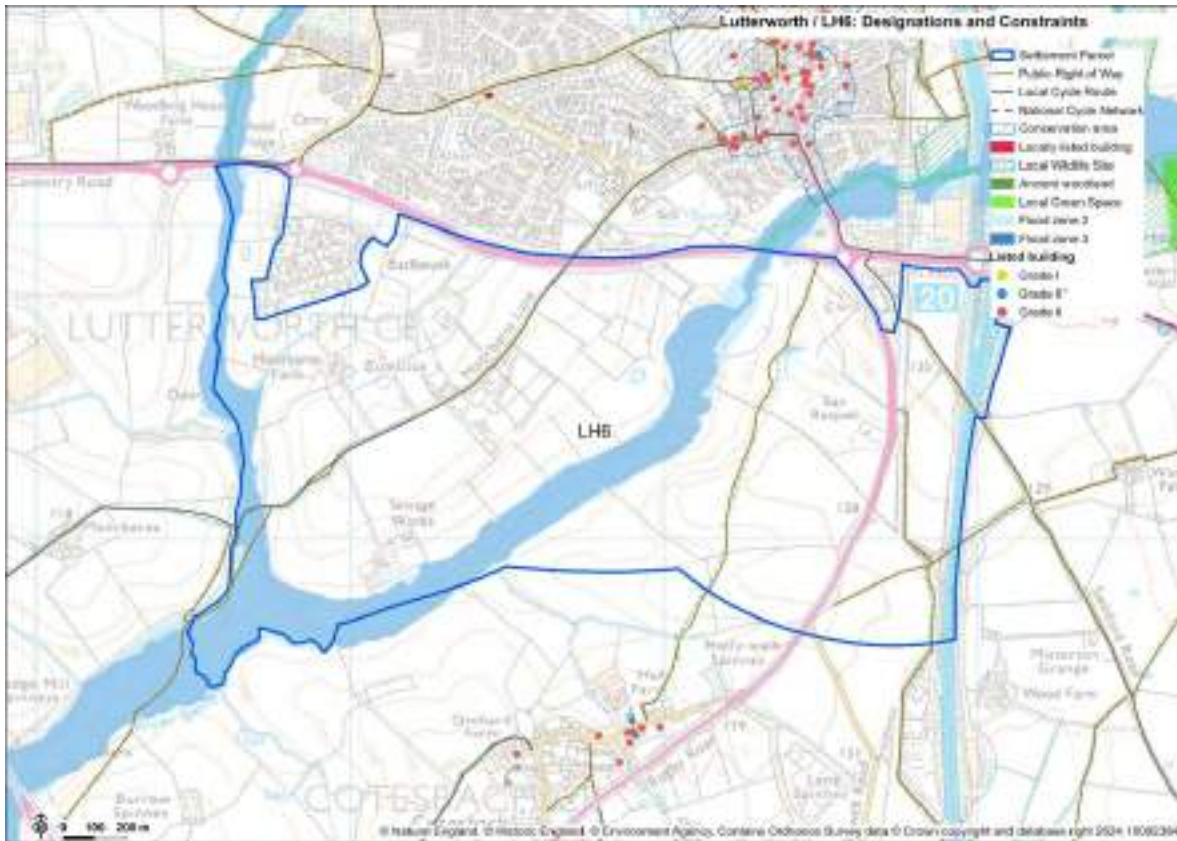
Development management guidance for LH5

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid development located on elevated land, including the adjoining fields to Warren Farm, which has the potential to form skyline features amongst the mostly flat topography and open farmland.
- Consider the potential to retain and enhance woodland planting adjacent to the M1, to better integrate the route into the landscape.

Area/Parcel: Lutterworth / LH6

Figure 4.55: Lutterworth / LH6 map



Representative photos

Figure 4.56: LH6-1 – View from layby along Rugby Road (A426) looking west across parcel.



Figure 4.57: LH6-2 – View from Moorbarns Lane looking east across horse paddocks.



Figure 4.58: LH6-3 – View from elevated land near Ate Farm looking south-east towards Cotesbach.



Location and Landscape Character

The parcel is located to the south of Lutterworth, with Lutterworth Road (A4303) forming most of the northern boundary. The M1 motorway defines the boundary to the east, which is also the LCA boundary. To the west, the boundary is formed by a tributary brook to the River Swift.

The parcel lies within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gentle valley landform within a mostly large-scale landscape.
 - Two valleys formed by the River Swift and another water course, with higher land along Rugby Road (A426) and Moorbarns Lane (between 120-125m AOD) sloping gently towards central areas (105m AOD).
 - Fields are predominantly large-scale and irregular and defined by sparse hedgerow boundaries, some with mature hedgerow trees.
 - More intimate, small-scale field patterns occur surrounding scattered farmsteads along Moorbarns Lane.
 - A disused railway line, parts of the A4303 and the M1 are located within cuttings, with man-made levels associated with Lutterworth Golf Course.

Natural character

- Semi-natural features limited to within Lutterworth Golf Course, along field boundaries and adjacent to roads.
 - Lutterworth Golf Club detracts from the natural character of the landscape, however, it contains several woodland belts and water features.
 - A sparse and broken hedgerow network with some post and wire fencing, weakening natural character.
 - Woodland planting along road networks including Lutterworth Road (A4303) and the M1, as well as along disused railway line, with sections designated as priority habitats.

Historic landscape character

- A landscape with limited time depth and no historical features.
 - Loss of historic field pattern as a result of modern farming practices and the introduction of major roads, the golf course, traveller sites and sewage works, with evidence of horse pasture and paddocks.
 - No designated historic assets within the parcel.

Form, density and setting of existing settlement

- The parcel is separated from Lutterworth but with modern influences and surrounding road infrastructure.
 - Lutterworth Road (A4303) with its associated roadside planting, physically and visually separates the parcel from Lutterworth
 - A sewage works, two traveller sites and modern farm buildings extend along Moorbarns Lane and beyond the Lutterworth Road (A4303) which generally marks the edge of the current settlement.
 - The agricultural land provides a sense of separation between Lutterworth and Cotesbach to the south.

Access and recreation

- A landscape with some access and recreational opportunities, some of which are private.
 - Three public rights of way provide access across agricultural land to nearby settlements.
 - Allotments to the north-west of the parcel are a designated green space site.
 - Lutterworth Golf Club is a notable recreational facility within the landscape but is only open to private members.

Views and visual character including skylines

- A relatively open landscape, limited by the golf course and roadside vegetation.
 - An open landscape with elevated land near Lutterworth Road and Rugby Road, with views across the valley and towards adjoining landscapes to the south.
 - Large scale commercial structures associated with Magna Park South to the north-west and Swinford Wind Farm to the south-east, form a developed skyline.
 - The golf course is visually enclosed by the pattern of vegetation, with roadside vegetation limiting views to the north and east.

Perceptual and experiential qualities

- A parcel heavily influenced by roads and modern development.
 - The presence of development within and adjacent to the parcel detracts from the rural qualities of the parcel.
 - Roads within and adjacent to the parcel, including two A roads and the M1 motorway, diminish the sense of remoteness and tranquillity.

Table 4.14: Residential/Employment Sensitivity Ratings - LH6

LH6	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low

LH6	Residential Sensitivity Rating	Employment Sensitivity Rating
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for LH6

The parcel is gently undulating with few dramatic changes in topography and has a predominant large-scale field pattern which results in a lower sensitivity to both employment and residential development. Although Lutterworth Golf Course includes some semi-natural features, elsewhere these are often limited to field boundaries or adjacent to roads, which also lowers the sensitivity of the landscape to development. The limited time depth and overt human influence in the form of busy transport corridors (such as the M1 and A4303), traveller sites and skyline views of wind turbines to the south all indicate a lower landscape sensitivity to development. The perceptual and experiential qualities are also heavily influenced by roads and other encroaching modern development, reducing the sensitivity to development.

The relatively open character of the landscape in combination with areas of weak field boundaries creates views to areas outside of the parcel, which heightens the parcel’s sensitivity to residential and employment development. In addition, the parcel is physically and visually detached from the edge of Lutterworth by the A4303 and a sense of separation between the settlement edge and Cotesbach, both of which increase the sensitivity to residential and employment development.

Overall, the sensitivity of the landscape in this parcel to residential development is **Low-Moderate**. The overall sensitivity of the landscape to employment development is considered **Moderate** due to the increased scale and prominence of this type of development.

Development management guidance for LH6

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Protect and strengthen sensitive landscape features, including the deciduous woodland and water features within Lutterworth Golf Course.
- Consider the potential to better integrate existing development such as the sewage works through landscape mitigation appropriate to the local landscape character.
- Consider the potential to increase woodland and tree planting to the west of the parcel to reduce the visual prominence of adjacent commercial development.
- Protect and strengthen sensitive landscape features, including vegetation along the River Swift and other water courses.

Summary Sensitivity Scores

Table 4.15: Landscape sensitivity scores

Area	LH1	LH2	LH3	LH4	LH5	LH6
Residential development	M	M-H	M	M-H	L-M	L-M

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

Area	LH1	LH2	LH3	LH4	LH5	LH6
Residential development – FUTURE BASELINE	N/A	N/A	L-M	M	L	N/A
Employment development	M	M-H	M	M-H	L-M	M
Employment development – FUTURE BASELINE	N/A	N/A	L-M	M-H	L-M	N/A

Market Harborough

Figure 4.59: Market Harborough map



Location and description

The market town of Market Harborough is located within the central southern extent of the district.

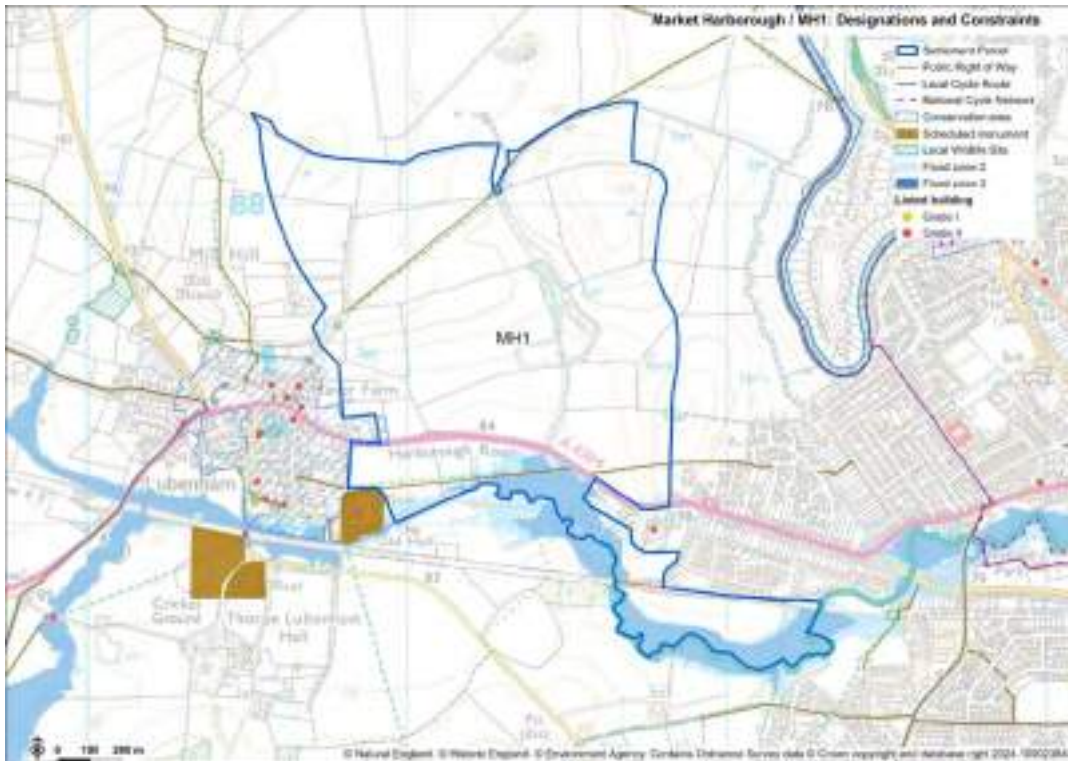
The historic core of Market Harborough, which lies at the intersection of several roads, comprises a number of listed buildings including the grade I listed Church of St Dionysius and Old Grammar School. The River Welland passes through the settlement in a south-west to north-east orientation. The railway line passes through the settlement, with the train station located to the east of the centre. A spur of the Grand Union Canal, which is designated a conservation area, commences to the north-west of the settlement, culminating in a small wharf. NCN Routes 6 and 64 pass through the town, with NCN Route 6 utilising the Grand Union Canal.

The town has expanded in all directions from its historic core in the centre, including some employment areas to the north-east of the train station, either side of the River Welland, as well as more recently to the north-west adjacent to the B6047 Leicester Road. The medium village of Great Bowden is located to the north of the town.

The settlement edge is divided into seven assessment parcels within a 1km buffer from the settlement edge. Two of these parcels (MH4 and MH5) also form part of the assessment for the village of Great Bowden (GB3 and GB4 respectively).

Area/Parcel: Market Harbour / MH1

Figure 4.60: Market Harbour / MH1 map



Representative photos

Figure 4.61: MH1-1 - View from an informal access path on a former railway looking south towards housing at Florence Grove, in the south western extent of Market Harborough.



Figure 4.62: MH1-2 - View from public right of way looking west towards Lubenham.



Figure 4.63: MH1–3 - View from public right of way looking north, towards the residential edge of Market Harborough.



Figure 4.64: MH1–4 - View from public right of way looking north-east .



Location and Landscape Character

- The parcel lies to the west of Market Harborough, defined by the southern extent of the former RAF WW2 airfield to the north, Mill Hill and Lubenham

to the west. The district boundary and River Welland form the southern boundary, and new residential development on the western extent of Market Harborough forms the eastern boundary. Harborough Road (A4304) passes through the parcel, connecting Market Harborough to Lubenham.

- The parcel lies within LCA 5c which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Distinct landform changes with steeply sloping land up to the existing settlement edge of Market Harborough.
 - Steeply undulating landform descending from the settlement edge to the east and the north-western corner (at c.120m AOD) to the River Welland in the south (82m AOD).
 - Variation in scale across the parcel with small scale fields close to Lubenham, and larger scale fields within the centre of the parcel.
 - Fields are irregular, defined by hedgerows with scattered mature trees, riverside vegetation, and woodland blocks.

Natural character

- An agricultural landscape with some isolated semi-natural features and priority habitats and limited manmade influences.
 - Predominantly arable land, with limited pasture, including horse paddocks near Lubenham.

- Natural features include distinctive tree belts to the east of Manor Farm and along watercourses, intact field boundaries with specimen trees and small deciduous woodlands (priority habitat).
- Stream and river corridors feature semi-natural habitats and provide natural character.
- Harborough Road (A4304) dissects the southern part of the parcel, however there are limited manmade influences outside of this.

Historic landscape character

- A landscape with limited time depth, and few historic features mostly on peripheral areas.
 - Largely intact historic field pattern with some more modern amalgamation centrally.
 - Ridge and furrow in fields to the east at Mill Hill, north of Lubenham and a disused railway to the south (London & northwestern railway) form notable historic features.
 - Lubenham Conservation Area and the Old Hall Moated Site Scheduled Monument are adjacent to the parcel but well contained by boundary vegetation.

Form, density and setting of existing settlement

- The landscape provides a largely rural backdrop to the integrated settlement edge at Market Harborough as well as physical and visual separation between the town and Lubenham.
 - The urban edge of Market Harborough is mostly contained by landform and existing vegetation, except for more exposed edges south of Harborough Road (A4304).
 - The edge to the historic village of Lubenham is slightly softer in form and integrated by vegetation.

- The parcel physically and visually separates Market Harborough and Lubenham, however to the south of the parcel, there is clear intervisibility.

Access and recreation

- A landscape with limited recreational opportunities.
- Public rights of way cross agricultural land connecting Market Harborough to Lubenham including Adam's Mile along the disused railway. One public right of way is severed by the A4304.
- A few informal recreational areas adjoin the parcel at Farndale View and Corn Street, and a fishing pond (Welland Lodge), clay pigeon shoot and model aero club (Lubenham).

Views and visual character including skylines

- Visual character varies to the north and south of the A4304 Harborough Road.
- The landscape to the south of the A4304 Harborough Road, running along the valley bottom, is more enclosed by landform, built form and vegetation.
- The landscape to the north of the trunk road, is more open due to its elevated nature, except for lower areas in proximity to Lubenham which are more enclosed due to vegetation.
- Some channelled views are available to the northwestern settlement edge of Market Harborough.

Perceptual and experiential qualities

- A rural area with some limited influence by main roads or human influences.

- Harborough Road is a busy A road that detracts from the rural qualities of the landscape.
- North-western areas, away from the settlement edges, are more remote and tranquil.
- Areas nearer to Lubenham are more tranquil due to the enclosure by vegetation.

Table 4.16: Residential/Employment Sensitivity Ratings - MH1

MH1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	High
Natural Character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low	Low
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for MH1

The limited recreational opportunities within the parcel, along with the lack of time-depth in the landscape, lower the sensitivity of this parcel to residential and employment development. The land use is primarily agricultural and the

abruptness of the settlement edge to Market Harborough also contribute to a lower sensitivity.

The complex rolling landscape, which is of a generally small scale, increases sensitivity, as development could appear out of scale or result in change to the existing landform. The topographical character, especially in context of the expanded settlement edge of Market Harborough, which is currently contained by the landform, also increases landscape sensitivity to change. The landscape plays a role in the providing separation between the two settlements of Market Harborough and Lubenham and maintaining their distinct characters.

Mature tree belts and small woodlands within the landscape, particularly along the River Welland, the former railway line and around Lubenham are valued landscape features that increase landscape sensitivity. They also create a wooded backdrop to the agricultural landscape, strengthening the rural backdrop the landscape provides to the existing settlement.

The overall sensitivity of the landscape within this parcel to residential development is considered to be **Moderate** and increasing to **Moderate-High** to employment development due to the scale of the proposed development within this setting, its relationship to the existing built form and its increased visibility.

Development management guidance for MH1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

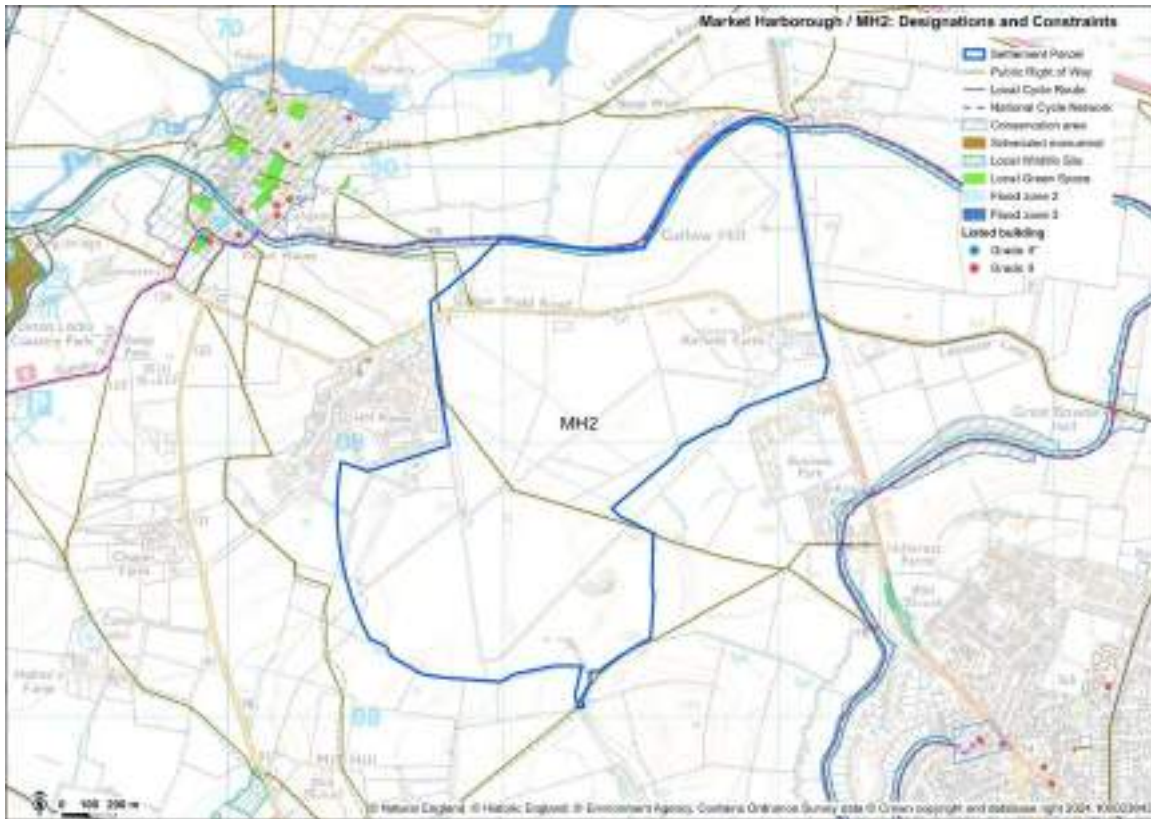
- Areas of slightly lower landscape sensitivity to development change include those immediately adjacent to Market Harborough in the southern part of the parcel, which offer the opportunity to soften the settlement edge by planting.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Avoid locating development that reduces the physical gap between Market Harborough and Lubenham, in order to retain the distinctiveness of these two settlements.
- Avoid locating development on the ridgeline/higher ground within the parcel, increasing the intervisibility of the town with the surrounding rural areas.
- Avoid locating development in areas contributing to the setting of the Conservation Area at Lubenham or areas of historic ridge and furrow.
- Consider the potential through new development to increase connectivity with existing recreational facilities which adjoin the parcel boundary at Farndale View and off Corn Street, and the informal route along the disused railway.

Area/Parcel: Market Harbour / MH2

Figure 4.65: Market Harbour / MH2 map



Representative photos

Figure 4.66: MH2–1 - View looking north-east from Gallow Field Road towards the Grand Union Canal .



Figure 4.67: MH2–2 - View looking west from the entrance to Market Harborough Showground towards the HM Prison.



Figure 4.68: MH2–3 - View looking southwest from Airfield Road, with newly planted vegetation in the foreground.



Location and Landscape Character

The parcel lies to the north-west of Market Harborough, defined by Grand Union Canal to the north, HM Prison Gartree and a WW2 airfield to the west and south, and new development at Airfield Farm/Manor Farm/Lubenham Hill and the Airfield Business Park on the east.

The parcel lies within LCA 5c Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Sensitivity Description:

- Limited landform changes across the parcel. Landscape is of a medium scale.
 - Mostly flat landform associated with the former RAF airfield, with Gallow Field Road and Harborough Road located on slightly higher ground (approx. 115-120m AOD).
 - Land falls more steeply towards the Grand Union Canal to the north.
 - Fields are predominantly regular, open and large scale, enclosed by wire mesh fencing, post and rail or hedgerows with scattered trees.
 - The Grand Union Canal mostly follows the contours with some localised cutting.

Natural character

- An agricultural landscape with very few isolated semi-natural features, and some manmade influences.
 - Predominantly agricultural landscape (mix of arable and pasture) with features limited to a few intact field boundaries with trees and small tree groups within fields.
 - Dense vegetation along the Grand Union Canal adjoining the northern boundary.
 - Large swaths of new native buffer planting adjoining the new settlement edge to the east.
 - Existing built development influences the parcel at HM Prison Gartree, Airfield Farm and the recently extended edge of Market Harborough.

Historic landscape character

- The landscape has limited time depth, with a few historic features including the Grand Union Canal and the former RAF airfield.
 - Lack of historic field pattern mainly due to the former airfield and modern amalgamation.

- The Grand Union Canal (designated as a Conservation Area) adjoins the northern edge of the parcel and provides a link to the industrial heritage of the area.
- RAF Market Harborough provides a historic reference in this parcel but has also altered the historic field pattern.

Form, density and setting of existing settlement

- This parcel provides a semi-rural backdrop to the urban edge of Market Harborough but is heavily influenced by modern housing, larger scale employment development and the HM prison.
- The modern settlement edge at Market Harborough is exposed due to recent and on-going residential expansion, with immature screen planting.
- Northern parts of the parcel provide a degree of separation between Market Harborough and Foxton.

Access and recreation

- Recreational opportunities limited to peripheral areas.
- Public rights of way cross agricultural land connecting Market Harborough to the prison and beyond to Foxton and local villages.
- NCN Route 6 runs along the Grand Union Canal.
- The military shows provide a reference to the former RAF facility in the landscape.

Views and visual character including skylines

- Mostly open landscape with far-reaching views available.
- An open landscape, due to the flat landform and limited vegetation.

- Far reaching views looking north from the parcel towards largely undeveloped rolling countryside.
- Views east and west are interrupted by Market Harborough settlement edge and HM Prison Gartree respectively.
- Visually detracting skyline features include the prison, prison fencing, the settlement edge of Market Harborough and telegraph masts.

Perceptual and experiential qualities

- The landscape is influenced by roads and adjacent development, reducing its rural character.
 - More tranquil areas to the north along the canal and centrally away from the B6047 Harborough Road.
 - Influenced by adjacent development, both within Market Harborough HM Prison Gartree, and Airfield Business Park, and telegraph poles, which reduces the sense of rural character.

Table 4.17: Residential/Employment Sensitivity Ratings - MH2

MH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate

MH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for MH2

The network of woodland and vegetation create a sense of visual enclosure which lowers the sensitivity to residential and employment development. The gently undulating topography with few dramatic changes in landform also lowers the sensitivity of the landscape to potential residential and employment development. The north-eastern part of the parcel is more influenced by the busy transport corridors (such as the M1 and A426) compared to the west and south of the parcel.

The historic core of Bitteswell within the parcel, Bitteswell Hall Park and areas of ridge and furrow provide a strong sense of time depth to the landscape which increases the sensitivity of the landscape to potential residential and employment development. The importance of the parcel in providing separation between Bitteswell and Lutterworth, along with the well-integrated settlement edges of both Lutterworth and Bitteswell, and semi-natural features also increase the sensitivity of the landscape to residential and employment development.

Overall, the sensitivity of the parcel to residential and employment development is **Moderate-High**.

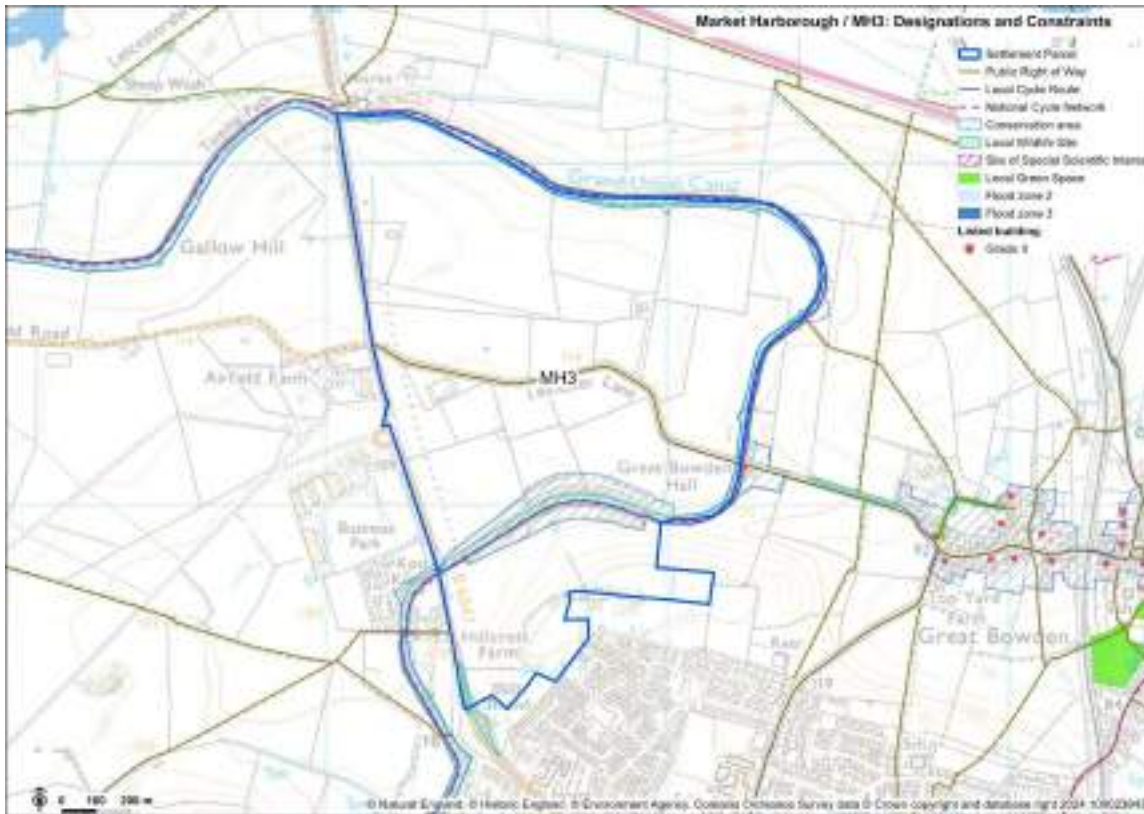
Development management guidance for MH2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development within fields that contain ridge and furrow and that would affect the setting of Bitteswell and its Conservation Area.
- Protect and strengthen sensitive landscape features, including vegetation along Bitteswell Brook and mature trees and woodland within Bitteswell Hall Park. Avoid locating development in the rural gap between Lutterworth and Bitteswell to maintain both physical and visual separation between the two settlements.
- Areas less sensitive to development change include land either side of the A426 close to the settlement edge and areas between the A426 and the M1 motorway to the east of the parcel.

Area/Parcel: Market Harbourough / MH3

Figure 4.69: Market Harbourough / MH3 map



Representative photos

Figure 4.70: MH3–1 - View from Leicester Lane looking west, with woodland on the rising landform and views to a business park on the B6047.



Figure 4.71: MH3–2 - View from Windmill Road in new residential estate looking west.



Figure 4.72: MH3–3 - View from Leicester Lane off Harborough Road, looking north-east towards Grand Union Canal.



Figure 4.73: MH3–4 - View from Leicester Lane looking south towards rising landform and Market Harborough



Location and Landscape Character

The parcel lies to the north of Market Harborough and to the west of Great Bowden. The parcel is defined to the north, the east, and bisected centrally, by

the Grand Union Canal. The residential edge of Market Harborough forms the southern boundary, and the B6047 Harborough Road defines the west of the parcel.

The parcel lies within LCA 5c Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium scale landscape with a mostly flat landform, rising steeply to the settlement edge in the south.
 - Steeper land is located to the south which rises from 105m AOD along the canal to 127m AOD at the settlement edge, forming a local ridgeline.
 - Otherwise, the parcel is generally flat or gently undulating, falling towards the Grand Union Canal to the north and east. The canal features a number of steep embankments and cuttings.
 - Fields are predominantly small to medium scale and regular, with larger fields to the north.

Natural character

- A primarily agricultural landscape with mature vegetation along the canal, hedgerows with trees and tree belts enclose the fields, much of the settlement edge and align roads.

- Landcover is a mix of arable and pasture with field boundary consisting of mature trees and un-clipped hedgerows. The canal provides a green / blue corridor through the parcel.
- Areas of deciduous woodland (priority habitat) along the canal and associated with Bedders Lodges in the central part of the parcel. Established tree belts on the ridgeline to the south adjoin the residential edge.
- Some limited development including farmsteads and a small-scale electrical substation.

Historic landscape character

- The Grand Union Canal and areas of ridge and furrow contribute to the time-depth of the landscape.
- Mostly geometric field patterns, some of which have been amalgamated for modern farming practices, but some historic field structure remains.
- Areas of pasture in the centre and south of the parcel include historic ridge and furrow, adding a sense of time depth.
- Grand Union Canal (designated as a Conservation Area) adjoins and bisects the parcel influencing the historic character of the landscape.

Form, density and setting of existing settlement

- A mostly well integrated settlement edge screened by vegetation and contained by landform, despite recent expansion and its location on the higher ground.
- The settlement edge is modern and located on higher ground but contained by a mature tree belt of retained field boundaries and its location on the brow of the hill.
- To the south, at Windmill Road, the urban edge is more exposed.

- Employment development and a traveller' site to the west are contained from views, but with some intervisibility possible with taller buildings to the west.
- The landscape separates the northern extent of Market Harborough from development extending along the western side of the B6047 Leicester Road/Harborough Road.

Access and recreation

- Limited recreation opportunities other than along the Grand Union Canal (including NCN 6) and a local cycle route on Leicester Lane.
 - Water based recreation options along the Grand Union Canal (Harborough Arm) along with NCN Route 6 and pedestrians use of the tow path.
 - Local cycle route Harborough Road to Great Bowden.

Views and visual character including skylines

- An open landscape, with views to the surrounding landscape from higher ground along the ridge line to the south but more enclosed to the north.
 - Rural views from the centre of the parcel, including south to the wooded skyline.
 - Open views from the ridgeline to the south of the parcel, particularly at Windmill Road looking west.
 - The lower flatter areas in the north are more enclosed due to vegetation.

Perceptual and experiential qualities

- A relatively rural landscape, with perceived separation from the urban environment across some areas of the parcel.

- Landscape here has some scenic value and remoteness despite the proximity to Market Harborough.
- Areas along the canal are quite contained by vegetation and landform and provide a greater sense of tranquillity.
- Electrical infrastructure, roads and occasional views of modern settlement on higher ground, detract from the rural qualities of the parcel.
- Traffic on the B6047 Harborough Road reduces tranquillity, but areas away from roads are more remote and tranquil.

Table 4.19: Residential/Employment Sensitivity Ratings – MH3

MH3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Moderate-High	Moderate-High
Historic landscape character	High	High
Form, density and setting of existing settlement	High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for MH3

Land use is primarily agricultural and the limited recreational opportunities within the parcel lower the sensitivity to residential and employment development.

However, the distinctive landform changes rising to the settlement edge, rural character of the landscape which is detached from the well-integrated settlement edge, and time-depth of the landscape increase the sensitivity to development. The hedgerow trees and mature tree belts adjoining the settlement and along the canal create a wooded backdrop in views and add to the natural character.

Features of importance to landscape character include the Grand Union Canal which provides a reference to the industrial heritage of the landscape and recreational opportunities, as well as the mature vegetation separating the modern settlement edge from the surrounding agricultural landscape, increase sensitivity to development locally.

Areas of lower sensitivity lie to the north of Leicester Lane where the topography is gently undulating and field pattern is larger in scale and directly east of the B6047, south of Leicester Lane where the land is influenced by the road and adjacent development. However, these parts of the parcel are still influenced by the Grand Union Canal and detached from the edge of Market Harborough.

Overall, the sensitivity of the landscape within this parcel to residential and employment development is considered to be **High**.

Development management guidance for MH3

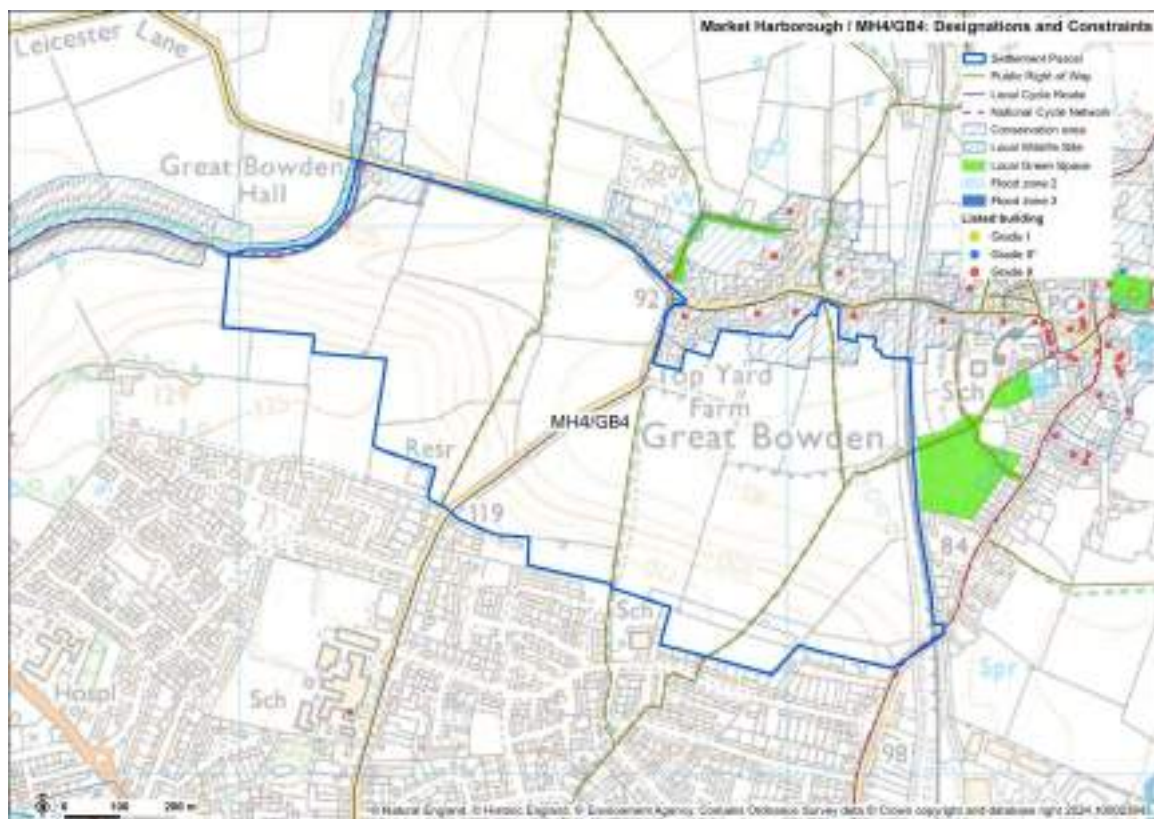
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for

accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

- Retain the existing character of the settlement edge of Market Harborough, which is well-integrated through its location on the ridgeline and contained by woodland.
- Ensure that development beyond the local ridgeline does not increase the visibility of the town from the surrounding area.
- Protect the setting of the Grand Union Canal.
- Protect areas of historic ridge and furrow where possible.
- Protect the wooded character of the landscape and strengthen sensitive landscape features including mature tree belt vegetation and vegetation along the canal.
- Preserve views to the wooded skyline on the edge of Market Harborough.

Area/Parcel: Market Harborough / MH4/GB4

Figure 4.74: Market Harborough / MH4/GB4 map



Representative photos

Figure 4.75: MH4-1 - View from the canal towpath looking south-east.



Figure 4.76: MH4-2 - View from public right of way off Leicester Road looking south.



Figure 4.77: MH4–3 - View of Market Harborough’s enclosed residential edge along Sycamore Road.



Figure 4.78: MH4–4 - View from public right of way exiting Market Harborough looking north-west towards Great Bowden.



Location and Landscape Character

The parcel lies between Market Harborough to the south and Great Bowden to the north. The parcel is defined to the north by the village of Great Bowden and

Leicester Lane/Main Street and to the east by the midland mainline railway. The residential edge of Market Harborough forms the southern boundary, with field boundaries and the Grand Union Canal forming the western extents.

The parcel lies within LCA 5c Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A small-scale landscape with steep landform rising to the settlement edge of Market Harborough.
 - The undulating landform rises steeply from approx. 80m AOD at Great Bowden in the north to 119m AOD at the settlement edge of Market Harborough in the south.
 - Fields are predominantly small to medium scale and mostly regular in form.
 - Some cutting related to the railway and, to a lesser extent, the Grand Union canal.

Natural character

- A pastoral landscape with mature, intact vegetation along field boundaries and adjoining roads, the railway and the canal.
 - Landcover is mostly pasture with well-established, mature field boundary hedgerows.
 - Some individual specimen trees in parkland to the west and within hedgerows.

- Deciduous woodland (priority habitat) is located on the southern edge of Market Harborough.
- Established mature tree belts aligning the disused railway, Burnmill Road and the Grand Union Canal.
- Limited man-made features.

Historic landscape character

- A landscape with clear time-depth that provides a rural backdrop to the historic village of Great Bowden and the Grand Union Canal.
- The historic core of Great Bowden (which includes a number of listed buildings) and the Grand Union Canal (both designated as Conservation Areas) are located to the north and west of the parcel respectively.
- Historic small scale, mostly regular field patterns, including areas of historic ridge and furrow, which add a sense of time depth.
- The parkland character of Great Bowden Hall, a listed building, to the west, contributes further to the historic character of this landscape.

Form, density and setting of existing settlement

- The open countryside of the parcel provides a rural backdrop to Great Bowden and Market Harborough, creating clear separation between the two settlements helping to retain their distinct identity.
- The historic core of the Great Bowden adjoins the parcel with more modern built form further to the west.
- The historic part of the village is small scale and has an organic edge that is well integrated with the surrounding landscape.
- The modern settlement edge of Market Harborough is located on higher ground but well contained by vegetation.

- The landscape contributes to the clear separation between the two settlements.

Access and recreation

- Recreation opportunities valued in the local context. Well used public rights of way through the parcel.
- A number of rural public rights of way connect Market Harborough and Great Bowden.
- National Cycle Network Route 6 located along the Grand Union Canal and other water-based recreational opportunities.
- Local cycle route Harborough Road to Great Bowden.

Views and visual character including skylines

- An open landscape, with some far-reaching views from elevated area in the south. Very limited intervisibility between Market Harborough and Great Bowden.
- An open landscape, with views across the parcel from the roads and public right of way that cross it.
- Far reaching views from elevated areas adjacent to Market Harborough, including from public rights of way.
- Views from Market Harborough, and the historic core of Great Bowden are limited by vegetation. The west of Great Bowden has more intervisibility with the parcel.
- Views from the towpath are restricted to breaks in vegetation.

Perceptual and experiential qualities

- Despite the proximity to the urban edge of Market Harborough, the landscape has strong rural qualities.

- A scenic, rural landscape crossed by Burnmill Road, with a sense of relative remoteness and tranquillity despite its proximity to Market Harborough.
- Areas along the canal are contained and provide a greater sense of tranquillity.
- The railway line influences the tranquillity locally.

Table 4.20: Residential/Employment Sensitivity Ratings - MH4

MH4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	High	High
Natural Character	Moderate-High	Moderate-High
Historic landscape character	High	High
Form, density and setting of existing settlement	High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for MH4

The distinctive landform change between Market Harborough and Great Bowden is a notable landscape feature, raising the sensitivity of the landscape. Development of the parcel could appear out of scale with the small scale of the

landscape and potentially impact the settlement identity of Great Bowden. The pastoral character of the landscape, with mature specimen trees and ridgeline tree belts create a wooded backdrop to views. The historic character of the landscape, with its intact field pattern and areas of ridge and furrow, provide a backdrop to the adjacent historic village of Great Bowden and the Grand Union Canal which increases the sensitivity of the parcel.

However, the recreational opportunities are limited to public rights of way and access along the canal, which lowers the sensitivity slightly.

The landscape plays a role in providing physical and visual separation between Market Harborough and Great Bowden, helping to maintain distinctiveness of the two settlements. Great Bowden Hall and its area of associated parkland are notable features within this landscape.

The overall sensitivity of the landscape within this parcel to residential and employment development is considered to be **High**.

Development management guidance for MH4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

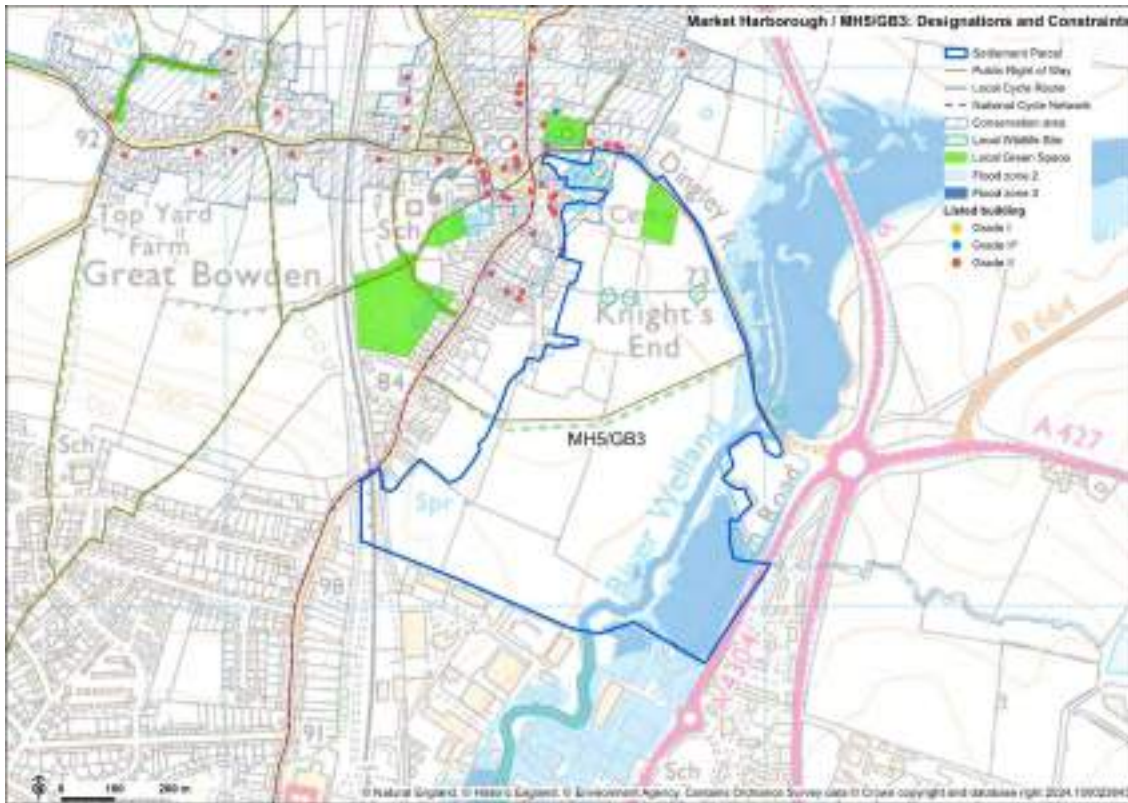
- Avoid locating development that reduces the physical and visual gap between Market Harborough and Great Bowden, to retain the distinctiveness of these two settlements.
- Retain the hilltop character of Market Harborough in this location, which is well contained by vegetation. Avoid locating development on the ridgeline/higher ground within the parcel, increasing the intervisibility of the town from the surrounding rural areas.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Protect areas contributing to the setting of the Conservation Area at Great Bowden and areas of historic ridge and furrow.
- Protect the area of parkland associated with Great Bowden Hall.

Area/Parcel: Market Harborough / MH5 (GB3)

Figure 4.79: Market Harborough / MH5/GB3 map



Representative photos

Figure 4.80: MH5-1 (GB3) – View from Rockingham Road across the parcel in a south-west direction.



Figure 4.81: MH5-2 (GB3) – View from Berry Close looking north-east along the settlement edge of Great Bowden.



Figure 4.82: MH5-3 (GB3) – View from public right of way exiting the eastern extent of Great Bowden looking south-east towards Market Harborough.



Location and Landscape Character

The parcel lies to the north of Market Harborough and the south-east of Great Bowden. The parcel is defined to the west by the settlement edge of Great Bowden, to the north by Dingley Road and to the east by a tributary of the River Welland, which is also the district boundary and by the A4304. The southern edge is defined by employment areas.

The parcel lies within LCA 5C Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently sloping, generally flat landform.
 - A generally flat landform, rising very gently from the floodplain of the River Welland in the east from 75m to 85m AOD.
 - Fields are predominantly small-scale to the north of the parcel and large-scale to the south but mostly regular in form, except bordering the River Welland.

Natural character

- A pastoral landscape with limited semi-natural features and influenced by adjacent development.
 - Landcover is predominantly pastoral fields with semi-natural features limited to field boundaries and riparian habitats along the River Welland.
 - Hedgerows are often low and well maintained with frequent mature hedgerow trees.
 - Woodland is limited to mature trees along field boundaries and main roads.
 - Nearby industrial and business parks to the south and east of the parcel along with the A4304 detract from the natural character of the parcel.

Historic landscape character

- A landscape with a sense of time-depth derived from the historic field pattern, which provides a rural backdrop to the historic village of Great Bowden.

- The historic field structure of the parcel has remained entirely intact, particularly in the north of the parcel with its small-scale pattern and areas of historic ridge and furrow.
- The historic core of Great Bowden (designated as a Conservation Area), including the cemetery, encroaches into the north-west of the parcel, contributing to the time-depth of the landscape.

Form, density and setting of existing settlement: Extent of development

- The parcel provides a rural setting to the settlement edge which is characterised by both modern and historic development.
- Great Bowden is well integrated, with a soft landscaped edge along both the historic settlement at Knight's End Road and modern development at Berry Close.
- Large scale development in the industrial estate and business park at Market Harborough forms a hard edge to the adjoining landscape.
- The parcel plays an important role in providing some separation between Great Bowden and Market Harborough.

Access and recreation

- A landscape with limited access or recreational opportunities.
- No public access across the parcel except for one public right of way crossing from the settlement edge of Great Bowden to Dingley Road.

Views and visual character including skylines

- An open landscape with far reaching views to hills to the east and northeast of Market Harborough.
- The landscape in the south of parcel is open, with more enclosure in the north due to vegetation within the small-scale fields.

- Long distance views are afforded from the parcel to surrounding higher ground.

Perceptual and experiential qualities

- A relatively rural parcel, although influenced by main roads, the railway and employment development along the settlement edge.
- A number of busy roads (particularly A4304 Rockingham Road), the railway line and the employment infrastructure of Market Harborough detracts from the rural qualities of the landscape.
- Northern parts of the parcel are slightly more tranquil, particularly away from Market Harborough.

Table 4.21: Residential/Employment Sensitivity Ratings - MH5

MH5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural Character	Low-Moderate	Moderate
Historic landscape character	Moderate-High	High
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for MH5

The gently sloping landform with small variations in topography and visual enclosure provided by vegetation in parts of the parcel, result in a lower sensitivity to residential and employment development. Natural features are limited to tributaries and field boundaries. The overt human influence around the settlement edge of Market Harborough (in the form of busy roads, employment development and electricity infrastructure) also indicates a lower landscape sensitivity to development, as does the limited recreational opportunities.

In contrast, open views across the agricultural landscape, the perceived gap between settlements the parcel provides and the intact historic field patterns across the parcel, particularly in the north and within the Great Bowden Conservation Area, add time depth to the landscape. These factors result in an increased sensitivity to both types of development.

The overall sensitivity of the landscape in this parcel to residential development is Moderate, with the overall sensitivity of the landscape to employment development increasing to Moderate-High due to the increased visibility of this scale of structure above the boundary features and its potential relationship with the settlement edges of both Great Bowden and Market Harborough.

Development management guidance for MH5

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

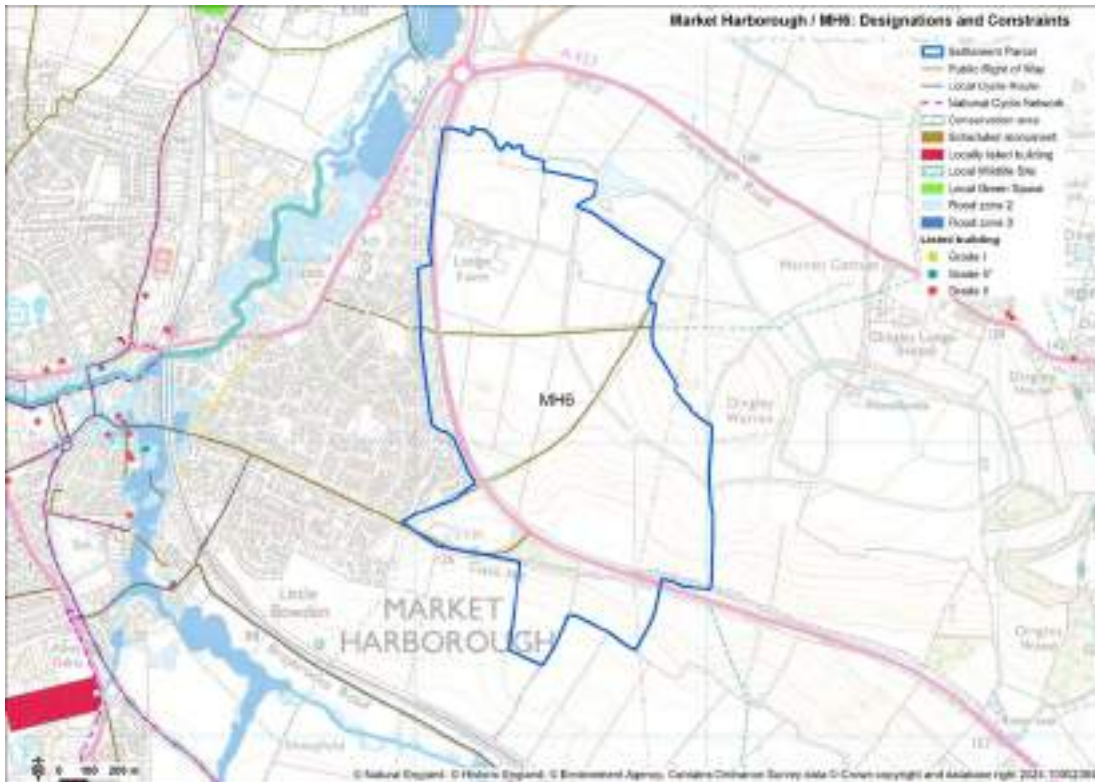
- Areas of lower landscape sensitivity to development change include the south-east boundary of the parcel adjacent to existing employment development.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Avoid locating development within open areas of the Conservation Area of Great Bowden to the north-west of the site, which are characterised by a small-scale field pattern.
- Protect and strengthen sensitive landscape features including mature hedgerow trees and areas of small-scale historic field patterns.
- Consider the potential to reduce the impact of the Rockingham Road transport corridor and surrounding employment development by planting trees and gapping up hedges to restrict views towards these features that negatively influence the landscape character of the parcel.

Area/Parcel: Market Harbourough / MH6

Figure 4.83: Market Harbourough / MH6 map



Representative photos

Figure 4.84: MH6–1 - View looking west towards the eastern edge of Market Harborough from public right of way junction on elevated land.



Figure 4.85: MH6–2 - View looking east from public right of way accessed off the A6 towards the elevated land to the east.



Figure 4.86: MH6–3 - View from public right of way looking northwest over Lodge Farm and towards the eastern edge of Market Harborough.



Figure 4.87: MH6–4 - View from green space at David Hibbs Rise looking west towards residential edge of Market Harborough.



Location and Landscape Character

The parcel lies to the east of Market Harborough, defined by A6 Harborough Road to the west, the district boundary to the north, east and south-east. The southern boundary is Kettering Road and the northern boundary of the Overstone Park housing allocation. Also adjoining the northern boundary is a tributary to the River Welland.

The parcel lies within LCA 5c Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium to large scale landscape with an undulating landform rising from a watercourse in the north to high points in the south.
 - Some distinct landforms creating an undulating landscape with high points at a trig point in the south (131m AOD) and Dingley Warren (120m AOD).
 - Small escarpment immediately south of the trig point in the southwestern part of the parcel.
 - A tributary to the River Welland forms the lowest point of the parcel to the north at approximately 75m AOD.
 - Fields are predominantly medium to large scale, and regular.

Natural character

- An agricultural landscape with mature, well established grown-out hedgerows with specimen trees.
 - Landcover is primarily arable cropping. Fields are bound by an intact, mature hedgerow network with numerous individual hedgerow trees.
 - The tributary to the River Welland with associated mature vegetation on the northern periphery increases the natural character of the landscape.
 - Deciduous woodland (priority habitat) and the thick tree belt adjoining the A6 also adds to the natural character of the parcel on its periphery.

Historic landscape character

- Very little heritage influence upon the landscape resulting in limited time depth.
 - Largely intact historic field pattern with some intensification through modern farming practices.
 - Very small area of ridge and furrow in the south.

Form, density and setting of existing settlement

- Well integrated settlement edge with separation created by the A6.
 - The settlement adjoining the parcel is mostly modern and is well contained by the A6, and adjoining tree belt.
 - This parcel provides an attractive, rural backdrop to the settlement with gentle rising slopes and mature vegetation.
 - The A6 with its associated dense and mature vegetation defines the physical and visual boundary built form within Market Harborough.
 - Landform separates settlement from Dingley to the east.

Access and recreation

- A landscape with limited access or recreational opportunities with two public rights of way.
 - Two well used public rights of way cross the landscape connecting Market Harborough with Dingley to the east.
 - Small amenity space located at Stamp Close in the south and recreational corridor at Simborough Way along west of the A6.

Views and visual character including skylines

- Enclosed landscape on lower ground with more open areas on higher ground, with mostly undeveloped skylines.
 - Grown out field boundary hedgerows, tree lines and woodland corridors enclose some of the parcel.
 - More open areas on the higher ground to the east and south.
 - There is some intervisibility with taller structures within Market Harborough.
 - Woodland forms the skyline to the east and south, on higher ground, with pylons forming skyline features in the centre of the parcel.

Perceptual and experiential qualities

- A scenic landscape with some sense of remoteness despite proximity to the settlement, but heavily used A6 and pylons influence tranquillity.
 - The landscape is generally scenic and has rural elements and a sense of relative remoteness.
 - Very busy A6 and some localised electrical infrastructure including OHLs detract from the rural qualities of the landscape.

Table 4.22: Residential/Employment Sensitivity Ratings - MH6

MH6	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for MH6

The lack of time-depth, the poor tranquillity due to proximity to the A6 and the influence of electrical infrastructure, all contribute to lowering landscape sensitivity to development.

However, the varied topography on the landscape, areas of openness, undeveloped skylines and semi-natural landscape features all serve to increase the sensitivity of the parcel to both types of development. The local public open spaces within and adjoining the parcels, and the public right of way through the parcel also increase the sensitivity of the parcel.

The tributary to the River Welland forms the northern boundary to the parcel and is a natural landscape feature of note.

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

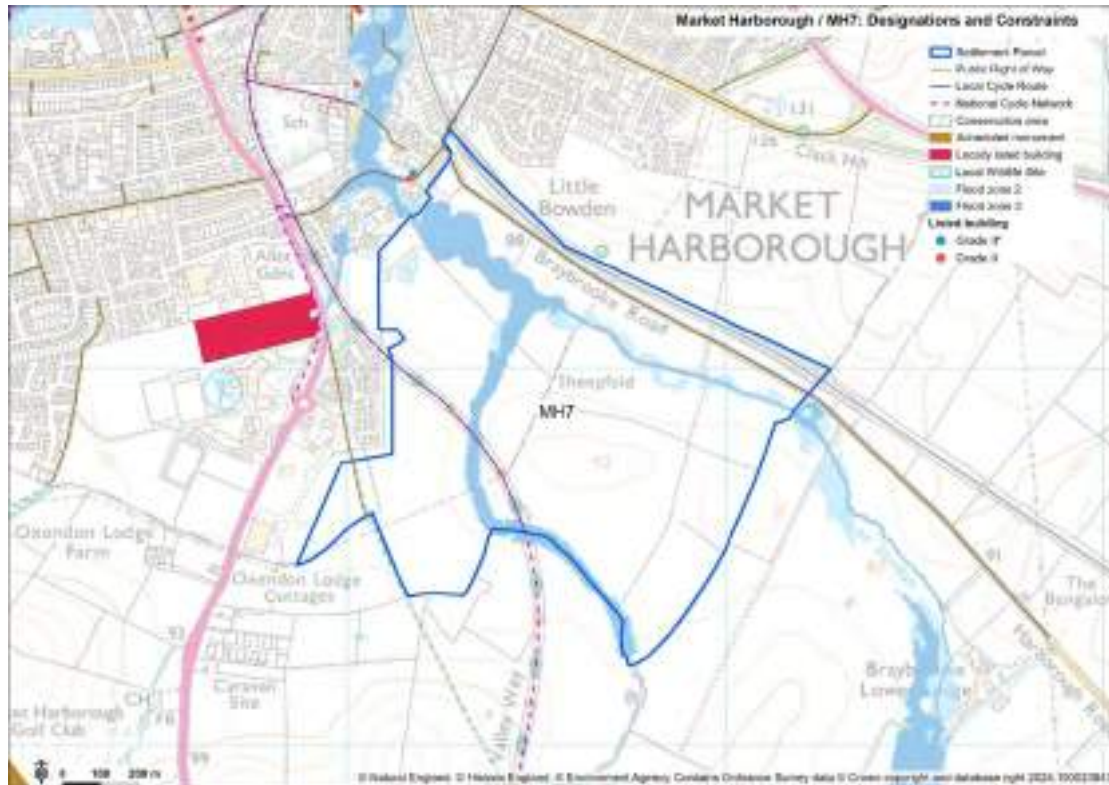
Development management guidance for MH6

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

- Avoid locating development on steeper land to the south and east of the parcel, especially along local ridgelines which will be more visible within the surrounding landscape.
- Protect and strengthen vegetation along the stream adjacent to the northern boundary of the parcel.
- Consider the potential to improve access arrangements from public rights of way over the A6 and connect to the existing public amenity spaces adjoining the parcel.
- Preserve elevated views from public rights of way to the east of the parcel.
- Protect areas of historic ridge and furrow where possible.

Area/Parcel: Market Harbour / MH7

Figure 4.88: Market Harbour / MH7 map



Representative photos

Figure 4.89: MH7-1 - View from Brampton Valley Way looking north-east towards recent residential development at Market Harborough.



Figure 4.90: MH7-2 - View looking south from field gate on Braybrooke Road.



Figure 4.91: MH7–3 - View looking north-east from access road at Harborough Enterprise Centre.



Location and Landscape Character

The parcel lies to the south-east of Market Harborough, defined by the railway and Braybrook Road to the north/north-east, the district boundary to the east/south-east, and the residential edge of Market Harborough on the west.

The parcel lies within LCA 5c Market Harborough which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium scale landscape with smooth gently rising landform with some landform cutting related to former and active railways.

- Landform rises very gently to the centre of the parcel from approx. 85m AOD to 92m AOD. Land modifications due to railways and attenuation basins.
- A collection of small rock outcrops is within the northern most field of the parcel, adjoining Braybrooke Road.
- Fields are predominantly small to medium scale and regular, defined by tree belts and hedgerows.
- River Jordan and one of its tributaries cross the northern and central part of the parcel respectively. Two small manmade attenuation / irrigation pools.

Natural character

- An agricultural landscape with mature vegetation along the river and railways, grown-out hedgerows and tree belts.
 - Landcover is arable cropping with field boundary consisting of mature tree belts and un-clipped hedgerows. Some hedgerows are fragmented.
 - Semi-natural features include deciduous woodland (priority habitat) in the north and mature tree belts align the disused railway and stream.
 - The River Jordan and associated wetland habitats traverses the parcel.

Historic landscape character

- A landscape with little time depth and very few heritage assets contributing to landscape character.
 - Mostly larger scale, geometric field patterns that are more typical of modern farming practices.
 - Disused railway (London & northwestern railway) divides the parcel into two.

Form, density and setting of existing settlement

- Mostly rural backdrop to the settlement edge of Market Harborough. Some commercial built form adjoining south of parcel.
 - The older settlement edge south of Harborough Road, is well integrated, but modern residential/employment development elsewhere, forms a hard edge.
 - This parcel provides an attractive backdrop to the settlement with gentle rising slope and mature vegetation.

Access and recreation

- Access within the parcel is provided by a long-distance recreation route “Brampton Valley Way” and two cycle ways.
 - Public right of way, National Cycle Route (NCR 6) and the Brampton Valley Way follow the route of the disused railway through the parcel.
 - A local cycle route is located along Braybrook Road, connecting Little Bowden to Desborough.

Views and visual character including skylines

- The parcel has a variety of enclosed and open areas and undeveloped skylines.
 - The network of outgrown field boundary hedgerows, tree lines and woodland corridors along the former and existing railway lines often encloses views.
 - Elsewhere, the open landscape results in intervisibility with the surrounding landscapes and the built edge of Market Harborough.

Perceptual and experiential qualities

- A mostly rural area, influenced directly by only one local road and the railway.
 - A rural area, where the only road lies on the northern boundary, with some localised electrical infrastructure.
 - The railway and Harborough Road reduce tranquillity locally.

Table 4.23: Residential/Employment Sensitivity Ratings - MH7

MH7	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for MH7

The gently sloping landform with few variations and lack of semi-natural features and the abruptness of the settlement edge of Market Harborough, all contribute to a lower sensitivity to residential and employment development.

However, the long-distance recreational route and associated tree belt, openness and intervisibility with the surrounding landscape for part of the parcel increases sensitivity. The parcel forms in part an undeveloped backdrop to neighbouring areas of Market Harborough. These factors result in an increased sensitivity to both types of development. The northern part of the parcel is more enclosed with more landscape features.

The River Jordan with its associated habitats and the Brampton Valley Way are notable landscape features.

The overall sensitivity of the landscape in this parcel to residential development is **Low-Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure above the boundary features.

Development management guidance for MH7

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific management guidance as set out below.

- Retain the sense of enclosure along the settlement boundary where it exists, replicating the character of existing development where appropriate.

- Protect and strengthen vegetation either side of the Brampton Valley Way, including careful management of access from adjacent housing developments.
- Protect and strengthen the network of watercourses within the parcel, and associated wetland vegetation aligning the River Jordon and its tributaries.

Summary Sensitivity Scores

Table 4.24: Landscape sensitivity scores

Area	MH1	LH2	MH3	MH4 (GB4)	MH5 (GB3)	MH6	MH7
Residential development	M	L-M	M-H	H	M	M	L-M
Employment development	M-H	L-M	H	H	M-H	M	M

Broughton Astley

Figure 4.92: Broughton Astley map



Location and description

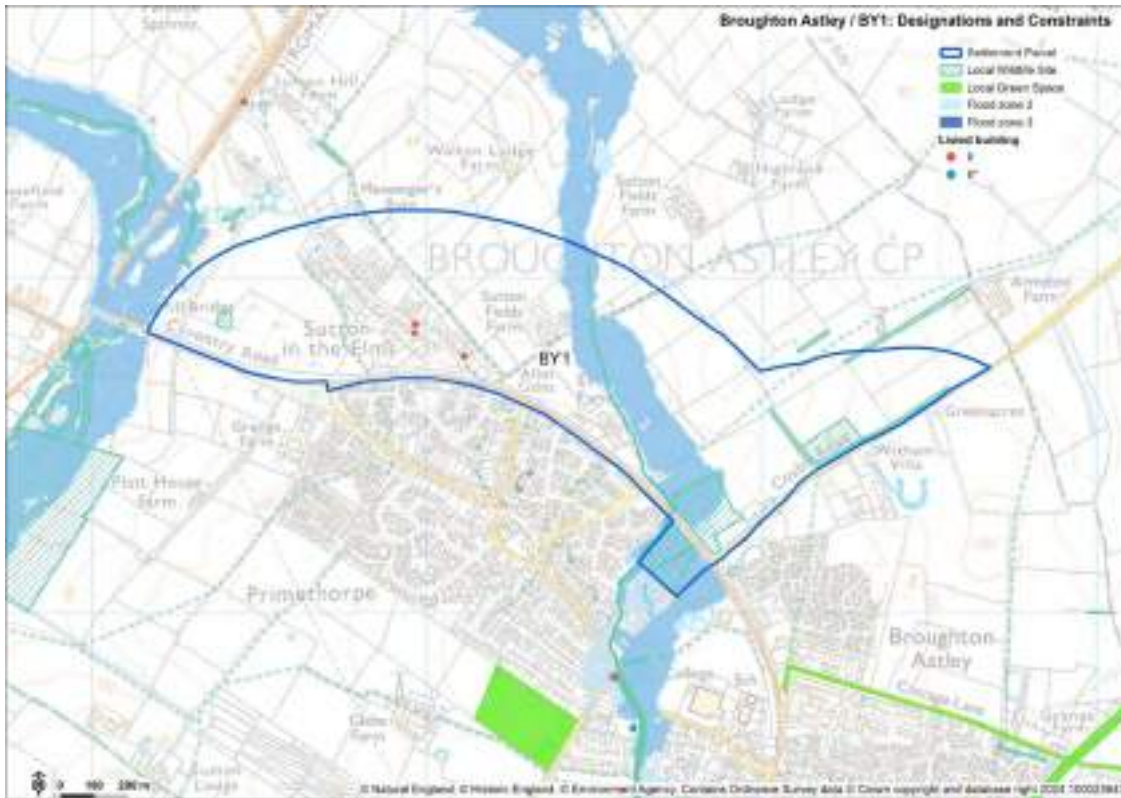
The village of Broughton Astley is located to the south-west of Leicester and west of the M1 motorway, close to the district boundary.

The village has two parts located either side of Cosby Road/Frolesworth Road, which have both expanded over recent years to form one large village. The B581 snakes through the settlement, providing connections to local villages in combination with Cosby Road/Frolesworth Road. A former railway line to the south-east of the settlement remains a distinct landscape feature and includes mature vegetation, although it is not publicly accessible and has been lost in places due to encroaching housing development. To the north, the village lies close to Sutton-in-the-Elms, a small linear settlement along Sutton Lane, which is separated from Broughton Astley by the B581 with its associated vegetation, a private nature reserve, a small cemetery, car park and area of open space associated with the Sutton-in-the-Elms Baptist Church.

The settlement edge is divided into five assessment parcels within a 0.5km buffer from the settlement edge.

Area/Parcel: Broughton Astley / BY1

Figure 4.93: Broughton Astley / BY1 map



Representative photos

Figure 4.94: BY1-1 – View from allotments north of Broughton Way (B581) looking north



Figure 4.95: BY1-2 – View to the north-eastern edge of Sutton in the Elms looking east



Figure 4.96: BY1-3 – View from north-eastern edge of Sutton in the Elms looking south-east



Location and Landscape Character

The parcel lies to the north of Broughton Astley. Sutton-in-the-Elms, a linear settlement spurring north-westerly from Coventry Road/Broughton Way (B581) is located within the parcel. The eastern boundary extends to Cosby Road, with the western (and settlement) boundary defined by Coventry Road/Broughton Way (B581).

The parcel lies within LCA 10b Gilmorton to Broughton Astley which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently undulating open farmland landscape enveloping the small, linear settlement of Sutton-in-the-Elms.
 - The land falls away from the settlement edge towards a watercourse (approx. 75m AOD), then slopes up towards Cosby Road further to the east.
 - The small linear settlement of Sutton-in-the-Elms extends in a north-westerly direction from Coventry Road (B581).
 - An open and exposed landscape containing a small to medium scale geometric field pattern.

Natural character

- Landcover is a mix of residential and agricultural uses with limited semi-natural features.
 - An agricultural landscape with semi-natural features mostly limited to hedgerow field boundaries.
 - Local habitats include the riparian edge to the watercourse, and the rough grassland/scrub to the north of Coventry Road.
 - Mature vegetation aligns Coventry Road/Broughton Way and surrounds peripheral properties on the edge of the parcel.

Historic landscape character

- Historic field pattern provides time-depth, with isolated cultural heritage assets located in Sutton-in-the-Elms.
 - Sutton-in-the-Elms is host to three Grade II listed buildings, including the Baptist Chapel which overlooks the parcel to the north.

- The historic field pattern has largely been retained but is lost in some areas due to modern agricultural intensification and modification of land use, including horse paddocks.

Form, density and setting of existing settlement

- Contrasting form, pattern and edges of development are present within the parcel.
 - The landscape acts as a rural backdrop to Sutton-in-the-Elms. The village has a linear, organic form with relatively limited visual connection to Broughton Astley.
 - Broughton Way (B581) and its associated dense roadside vegetation visually contains properties within Broughton Astley, which forms a hard edge to the settlement.
 - Urban influences within the parcel include allotments, Sutton Elms graveyard and development at Elms Farm north of the road.
 - A small private wildlife area, the graveyard, Sutton Elms Baptist Church carpark provide separation between Sutton-in-the-Elms and Broughton Astley.

Access and recreation

- Recreational activities more typically associated with rural landscapes and access routes to and from Sutton-in-the-Elms.
 - Allotments as well as horse-related infrastructure, are located in proximity to settlement edges.
 - Public rights of way travel south-west to north-east towards Cosby, and also on the northern and southern edges of Sutton-in-the-Elms.

Views and visual character including skylines

- The gently undulating farmland and limited landscape features results in an open character with some views towards adjoining landscapes.
 - Open and exposed views are afforded across the parcel and towards the settlement edge.
 - Detractors such as electricity pylons, large-scale agricultural infrastructure and a weather mast are features on the skyline. Views are possible beyond Broughton Way and Sutton-in-the-Elms across the open, largely undeveloped landscape with limited development.
 - Outward views are afforded from those dwellings in Sutton-in-the-Elms, where properties back out onto the adjoining farmland.
 - Dense vegetation lining Broughton Way (B581) acts to enclose the landscape from areas to the south.

Perceptual and experiential qualities

- A relatively rural area, but where the impacts of urban expansion are experienced.
 - Activity within Sutton-in-the-Elms and the busy road network, acts to diminish the rural qualities of the parcel.
 - Areas away from Broughton Way and Cosby Road, including within Sutton-in-the-Elms, appear more tranquil.

Table 4.25: Residential/Employment Sensitivity Ratings - BY1

BY1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural character	Low-Moderate	Low-Moderate

BY1	Residential Sensitivity Rating	Employment Sensitivity Rating
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Low-Moderate	Moderate
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for BY1

The gently undulating open landform and limited natural features result in lower sensitivity to employment and residential development. The presence of Sutton-in-the-Elms, a linear settlement which feels closely connected to the larger Broughton Astley area, diminishes the rural qualities of the parcel, also lowering sensitivity.

However, the open character, with views over gently undulating farmland, particularly from Sutton-in-the-Elms, increases sensitivity. The presence of listed buildings within Sutton-in-the-Elms, as well as recreational opportunities such as public rights of way, also increase the sensitivity to employment and residential development types.

The sensitivity to development is typically higher in and around Sutton-in-the-Elms due to its organic field pattern with a more congruous relationship between Sutton-in-the-Elms and the adjoining landscape, and this areas contribution to separation between the settlements. Vegetation aligning the watercourse and along Broughton Way (B581) are also important local landscape features.

The overall sensitivity of the landscape in this parcel to residential development is **Low-Moderate**, with sensitivity to employment development increasing to **Moderate**, as this scale of development will be conspicuous within views across the gently undulating, undeveloped farmland and due to its potentially incongruous relationship with the settlement edge.

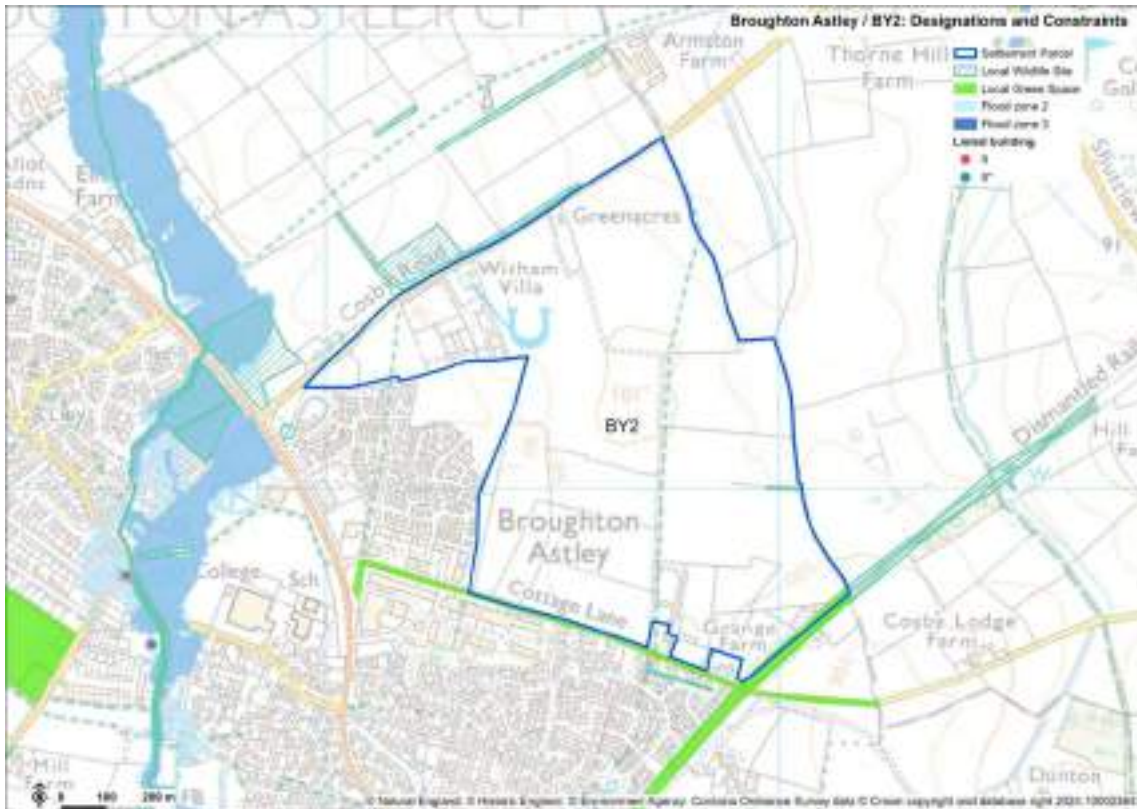
Development management guidance for BY1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principals for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid locating development in proximity to listed buildings within Sutton-in-the-Elms.
- Avoid development in the rough grassland areas north of Coventry Road, a valuable habitat which also provides physical and visual separation between Sutton-in-the-Elms and Broughton Astley.
- Avoid development on rising land along Cosby Road, that will have the potential to be seen on the skyline from Broughton Way and Sutton-in-the-Elms.
- Maintain and enhance the vegetation which lines Broughton Way (B581), acting as a soft vegetated edge containing the settlement.

Area/Parcel: Broughton Astley – BY2

Figure 4.97: Broughton Astley – BY2 map



Representative photos

Figure 4.98: BY2-1 – View from Cosby Road and Witham Villa Riding Centre looking south-east



Figure 4.99: BY2-2 – View from edge of new housing development looking south



Figure 4.100: BY2-3 – View from public right of way looking north-east



Figure 4.101: BY2-4 – View from Cottage Lane looking north-west



Location and Landscape Character

This parcel is located to the east of Broughton Astley. The northern boundary is defined by Cosby Road. The south-eastern boundary is drawn at the disused railway, with the settlement edge of Broughton Astley and Cottage Lane to the south and west, and the Harborough District Council boundary to east.

The parcel lies within LCA 10b Gilmorton to Broughton Astley, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A mixed-scale field pattern, with subtle changes in topography.
 - The land gently rises from approx. 90m AOD at the settlement edges, up to approx. 100m AOD in the central and eastern areas of the parcel.
 - Arable landcover dominates, with larger fields present in northern areas of the parcel, decreasing in size near to Cottage Lane and around Grange Farm,
 - Some manmade changes in level are apparent adjacent to the parcel surrounding new development, including large scale attenuation features.

Natural character

- An agricultural landscape with a low density of semi natural habitat features.

- Deciduous woodland is associated with the railway line to the east, as well as trees and woodland copses near Grange Farm.
- Recently planted tree and woodland planting surround new residential and commercial developments.
- Other semi natural features are limited to field boundaries with hedgerow trees.

Historic landscape character

- A landscape with limited time depth, no historic features and influenced by modern development.
 - The historic field pattern has been lost to modern farming practices which has led to the amalgamation of arable fields.
 - No historic or cultural heritage features. The disused railway is located on the eastern periphery of the parcel.
 - New residential and commercial developments are conspicuous within views and have a modernising effect.

Form, density and setting of existing settlement

- A parcel strongly defined by recent residential and business development.
 - Modern commercial and business developments, such as the ALDI superstore and Cottage Lane Industrial Estate, are located on the settlement edge.
 - Cottage Lane is a single lane lined with hedgerows, trees and grass verges that acts as a soft edge.
 - Areas of horsiculture contribute to an urban edge character in the northwest and southeast.
 - New residential developments are typically inward looking in form, and where outward views are afforded, they are curtailed by the gently rising landform.

Access and recreation

- Some recreational value, with access limited to a couple of public rights of way.
 - Witham Villa Riding Centre is a contained recreational site.
 - Two public rights of way run north-to-south across the parcel.

Views and visual character including skylines

- An open landscape with some intervisibility across the arable landscape.
 - Views from Cottage Lane are typically more open but are contained by landform and vegetation, becoming more contained near Grange Farm by mature vegetation.
 - Views from Cosby Road feature developed skylines, including residential developments and electrical infrastructure over the gently undulating farmland.

Perceptual and experiential qualities

- A largely rural landscape, although impacted by development along the settlement edge to the south.
 - Proximity of HGV and logistical operations associated with the business and commercial developments, the ALDI superstore and Cosby Road, reduces the sense of remoteness and tranquillity.
 - Cottage Lane remains a narrow rural track, but with increased congestion and pressure associated with new development.
 - Areas to the north-east of the parcel appear more tranquil and remote.

Table 4.26: Residential/Employment Sensitivity Ratings - BY2

BY2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low
Form, density and setting of existing settlement	Low-Moderate	Low-Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for BY2

The parcel’s simple topography, and low-density of semi-natural habitat features, lower the sensitivity to residential and employment development. It is a parcel with a limited sense of time depth, where modern residential and business developments are poorly integrated with the landscape along settlement edges. The presence of business development, with large-scale buildings and associated traffic, acts to reduce tranquillity and rural character. These factors, alongside the limited access, contribute to an overall lower sensitivity to development.

The wooded setting near Grange Farm to the east, with the deciduous woodland along the disused railway is more sensitive to residential and employment development.

Overall, the sensitivity of the parcel to residential development is **Low** due to relationship with settlement spread and evidence of 21st century housing estates. Employment development sensitivity is considered **Low-Moderate** as Cottage Lane Industrial Estate, business units and the ALDI superstore are significant modern developments already present on this north-eastern edge of the settlement adjoining the parcel, and developments of a similar nature and scale would not be out of place in this location.

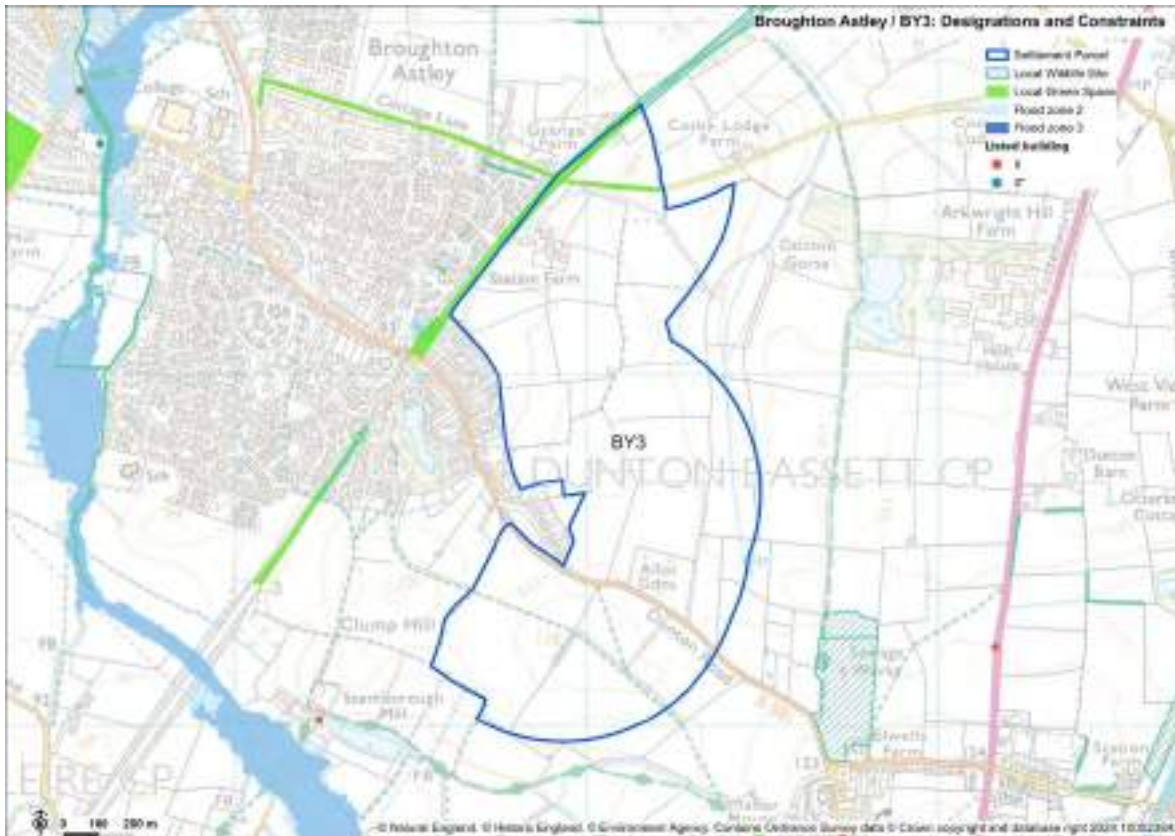
Development management guidance for BY2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid development to the east of the parcel near Grange Farm and the disused railway, in what is a more wooded landscape with a higher density of semi-natural habitat features.
- Consider the potential to retain and enhance the vegetated edge to Cottage Lane which provides an important buffer between urban and rural.
- Areas less sensitive to development are south of Witham Villa.
- Avoid development to the parcel peripheries and in isolated fields to the north and east, thereby retaining the rural aspect of the landscape.

Area/Parcel: Broughton Astley / BY3

Figure 4.102: Broughton Astley / BY3 map



Representative photos

Figure 4.103: BY3-1 – View from elevated public right of way overlooking Broughton Astley looking north-west



Figure 4.104: BY3-2 – View from Dunton Road (B581) looking north-west



Figure 4.105: BY3-3 – View from Dunton Road (B581) looking north



Figure 4.106: BY3-4 – View from elevated public right of way looking south-east towards Dunton Bassett



Location and Landscape Character

Parcel BY3 lies to the south-east of Broughton Astley. A limited part of the northern boundary is defined by the district boundary with the south west following the field pattern east of Clump Hill. Eastern parts of BY3 also form part of the strategic site; 'Land east of Broughton Astley and north of Dunton Bassett and Ashby Magna'.

The parcel lies within LCA 10b Gilmorton to Broughton Astley, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Primarily a gently sloping landform where large scale agricultural land cover dominates. Elevated land in the south.
 - The land is at its highest elevation to the south of Dunton Road at 118m AOD, falling gently to 105m AOD at Cottage Lane.
 - Dunton Road acts to divide the parcel, with agricultural fields rising to the north and south.
 - A relatively open landscape with a larger scale field pattern south of Dunton Road, with a smaller scale field pattern to the north near Cottage Lane and Station Farm.

Natural character

- An agricultural landscape where semi-natural features are located at settlement edges and at field boundaries.
 - Arable and pastoral fields, as well as the minor rural roads, are bordered by a network of dense hedgerows, with some mature trees.
 - Roadside planting along Dunton Road, copses, and planting within residential curtilage, form a naturalistic buffer to Broughton Astley.
 - The settlement edge to the north is defined by priority habitat deciduous woodland which runs along the disused railway.

Historic landscape character

- Time depth within the parcel is limited to the largely retained historic field pattern.
 - No historic features within the parcel.
 - A largely intact historic field pattern.
 - Dunton Bassett, located to the south-east has several listed buildings, some with views over southern areas of the parcel.

Form, density and setting of existing settlement

- The Broughton Astley settlement edge is characterised by two contrasting forms.
 - The rolling agricultural landscape forms a rural backdrop for the settlements of Broughton Astley and Dunton Bassett, with some distant views from elevated locations.
 - Farmland provides a physical and some visual separation between Broughton Astley and Dunton Bassett. Allotments add urban edge character.

- The disused railway, now a linear deciduous woodland belt, contains the northern section of Broughton Astley, creating a soft settlement edge.
- The southern spur of the settlement, along Dunton Road, extends beyond the woodland belt associated with the disused railway and therefore, has an exposed edge.

Access and recreation

- Limited public access and recreational activities.
 - No access across northern and central areas of the parcel.
 - Two public rights of way run to the south of Dunton Road (B581).
 - Allotments are located along Dunton Road.

Views and visual character including skylines

- An open landscape in elevated locations to the south, including intervisibility with Dunton Bassett, and more enclosed to the north.
 - To the north, dense woodland along the disused railway, and dense, tall roadside vegetation along Cottage Lane, encloses the parcel.
 - More open to the south on the higher ground and due to larger fields.
 - Dunton Bassett is visible from elevated public rights of way in the south and from parts of Dunton Road, however, there is limited intervisibility with edge of Broughton Astley.
 - Developed skylines visible, including the residential edges of Broughton Astley and Dunton Bassett, as well as tops of Low Spinney Wind Turbines to the south-east.

Perceptual and experiential qualities

- A relatively rural area, influenced by some main roads.

- Northerly areas near Cottage Lane are typically more intimate, rural and tranquil.
- South-easterly development extending along Dunton Road from Broughton Astley diminishes the rural, undeveloped character.
- The landscape is divided by Dunton Road, a busy route with sparse roadside vegetation where the influence of fast-moving traffic impacts tranquillity.

Table 4.27: Residential/Employment Sensitivity Ratings - BY3

BY3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Low-Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for BY3

The largely agricultural, gently undulating landscape lowers the sensitivity of the parcel. Natural features are limited to mature hedgerows lining fields and roads,

with the exception of the tree belt along the disused railway. This, alongside the lack of historic features, act to lower the sensitivity of the parcel to residential and employment development. Dunton Road, acts to reduce peace and tranquillity within the parcel, also lowering the sensitivity to development.

There is a complex and contrasting settlement edge pattern adjoining the parcel, with the parcel forming the setting to parts of the settlement increasing its sensitivity. The elevated landform in the south provides openness, long-distance views and intervisibility with Dunton Bassett increases the sensitivity to development.

The role that the parcel plays in providing visual and physical separation of Broughton Astley and Dunton Bassett increases the sensitivity to development locally. The woodland along the disused railway is also deemed a feature of importance to landscape character, providing visual enclosure to the settlement.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**. The overall sensitivity of the landscape to employment development is also considered **Moderate**.

Development management guidance for BY3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

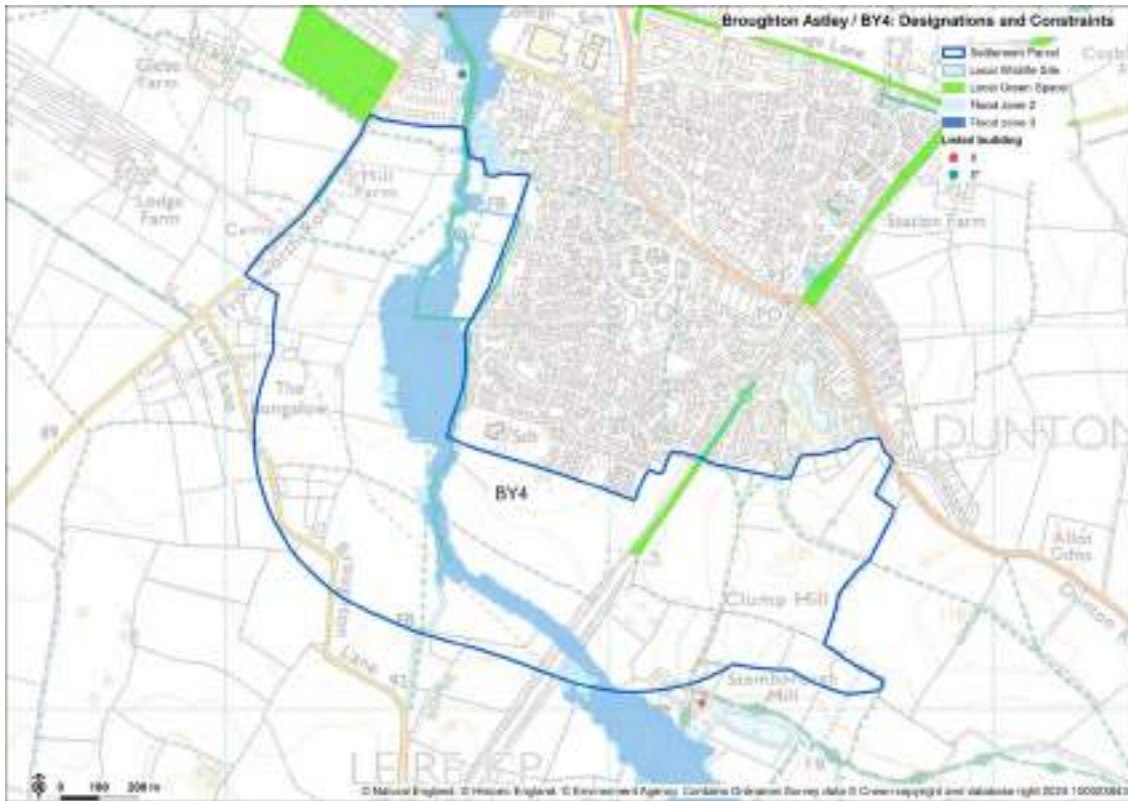
- Avoid development on higher ground and on prominent slopes, particularly those visible from Dunton Bassett, to prevent intervisibility between settlements.
- Consider the potential to develop and improve the settlement edge to the south-east of Broughton Astley along Dunton Road, currently forming an exposed edge between dwellings and the adjoining farmland.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Protect the more enclosed, wooded agricultural landscape to the north of the parcel near Cottage Lane, and the deciduous woodland along the disused railway, ensuring that it is not breached or deteriorates further.
- Preserve the setting of the public rights of way to the south of Dunton Road, and the associated distant views.

Area/Parcel: Broughton Astley / BY4

Figure 4.107: Broughton Astley / BY4 map



Representative photos

Figure 4.108: BY4-1 – View from open space at Crowfoot Way looking south from settlement edge



Figure 4.109: BY4-2 – View from public right of way near Old Mill Road looking south-west



Figure 4.110: BY4-3 – View from public right of way near Clump Hill looking towards settlement edge near Speedwell Drive



Figure 4.111: BY4-4 – View from elevated public right of way looking north-west



Location and Landscape Character

Parcel BY4 lies to the south of Broughton Astley, with the parcel's north western boundary drawn at Frolesworth Road.

The parcel lies predominantly within LCA 10b Gilmorton to Broughton Astley, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views. The parcel extends into LCA 9b Claybrooke Magna to Leire, within LCT 9 Open Farmed Lowlands. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A landscape of contrasting topographical form, with higher landform to the east and flatter landform to the west.
 - Clump Hill, standing at 121m AOD, is a locally elevated landform and alongside the rolling topography, is prominent within the landscape.
 - Broughton Astley Brook and Stemborough Brook run north-south towards the River Soar, occupying lower land to the west at approx. 85m AOD. Enclosed landscapes are associated with these watercourses. Land is typically flatter, and the landscape of smaller scale, to the northwest near Frolesworth Road.
 - The disused railway with its associated embankments, now a densely wooded tree belt, acts to divide the parcel in two.

Natural character

- Several natural and semi-natural features amongst the largely agricultural landcover.
 - A relatively wooded environment, with a dense tree belt along the disused railway, mature hedgerow field boundaries, orchards and

riparian vegetation, as well as wetland habitats, associated with the two watercourses.

- Electricity infrastructure detracts from natural character.

Historic landscape character

- Historic character limited to a partially historical field pattern.
 - A more intact historic landscape near the watercourses, with the pastures to the west largely retained from what were historic enclosures.
 - Evidence of the intensification of land use, the amalgamation of agricultural fields and modern farming practices, particularly to the east of the disused railway.
 - Residential expansion to the south of Broughton Astley, and large-scale electricity infrastructure, are conspicuous modern elements within the landscape.

Form, density and setting of existing settlement

- A rural landscape to the south of Broughton Astley, with a relatively modern settlement edge.
 - The landscape acts as a semi-rural backdrop to the settlement and provides an area of separation to other settlements to the south.
 - More exposed settlement edges associated with recent housing developments.
 - A softer urban edge to the west near the two watercourses.

Access and recreation

- Access and recreation associated with local landscape features.

- Clump Hill and the surrounding open grassland is a popular walking destination and point of interest, accessed via well-trodden public rights of way and informal desire lines.
- Public rights of way and informal desire lines to the west provide access to the wetlands associated with the two brooks.

Views and visual character including skylines

- More open landscape to the east on elevated land and enclosed to the west in proximity to watercourses.
 - Clump Hill, at 121m AOD, and surrounding higher land offers distant open views over adjacent landscapes.
 - The deciduous woodland at the disused railway encloses the nearby landscape and provides visual separation.
 - Enclosed and well vegetated fields to the west, which limits intervisibility with surrounding settlements.
 - Electricity pylons form skyline features.

Perceptual and experiential qualities

- An agricultural landscape with some development influences.
 - Intimate and naturalistic landscape near the watercourses to the west.
 - Set away from minor roads, which increases tranquillity.
 - Exposed settlement edges and electricity infrastructure detracts from the tranquillity of the landscape.

Table 4.28: Residential/Employment Sensitivity Ratings - BY4

BY4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Moderate	Moderate-High
Historic landscape character	Low	Low
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for BY4

A parcel largely devoid of historic features, limited to time depth provided by the field pattern, results in lower sensitivity to residential and employment development. The flatter and enclosed nature of western parts of the parcel also lower the sensitivity to development.

The elevated landform at Clump Hill to the east and numerous semi-natural features along with well-trodden formal and informal footpaths, increase the parcel's sensitivity to residential and employment development.

Features of importance include Clump Hill, Broughton Astley Brook and Stemborough Brook, all of which are important to landscape character and are considered of increased sensitivity to development.

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

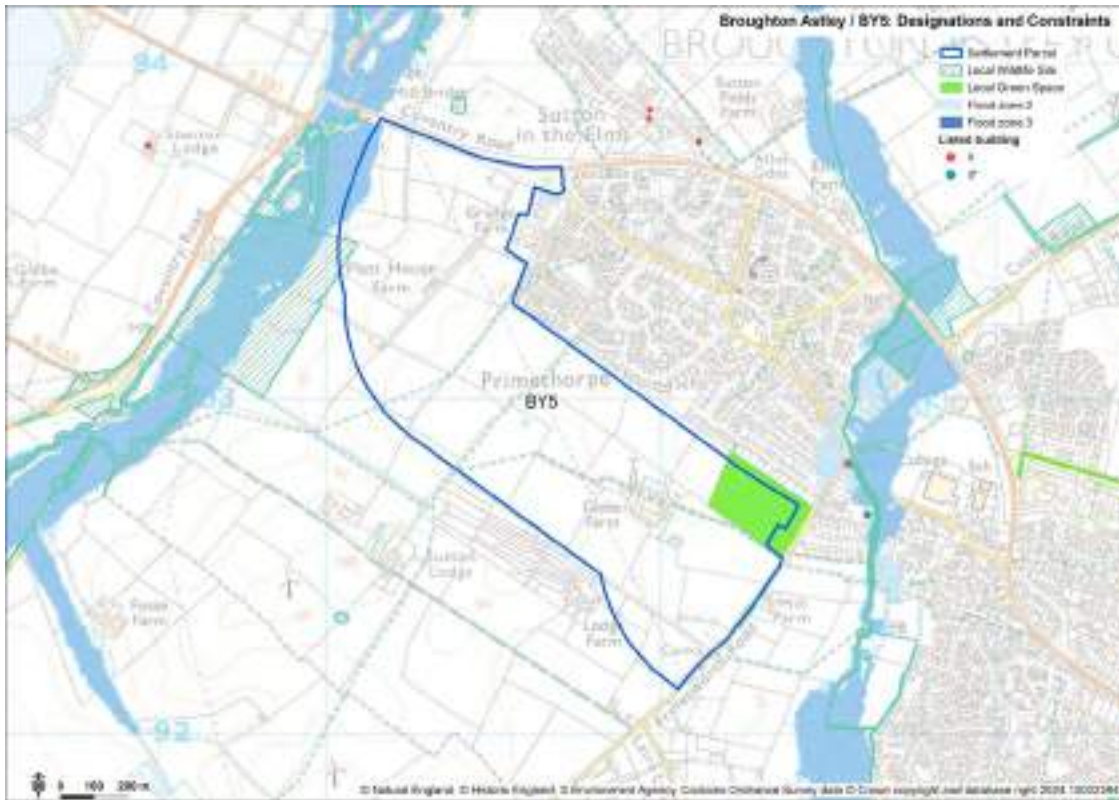
Development management guidance for BY4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid locating development on the higher ground at and around Clump Hill.
- Protect the deciduous woodland aligning the disused railway, which is a priority habitat and an important natural character feature.
- Protect and strengthen the valued wetland habitats aligning the two watercourses to the west.
- Preserve the existing footpath network and network of informal routes.
- Consider the potential to better integrate and soften residential edges.

Area/Parcel: Broughton Astley / BY5

Figure 4.112: Broughton Astley / BY5 map



Representative photos

Figure 4.113: BY5-1 – View from public right of way looking east towards the settlement edge



Figure 4.114: BY5-2 – View from Soar Mill Lane looking south-east towards settlement edge



Figure 4.115: BY5-3 – View from public right of way adjacent to Frolesworth Road Recreation Ground looking west



Location and Landscape Character

Parcel BY5 lies to the north-west of Broughton Astley. The south-eastern boundary is defined by Frolesworth Road, with the northern boundary drawn at Coventry Road (B581).

The parcel lies within LCA 10b Gilmorton to Broughton Astley which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- An agricultural landscape, made up of flat or gently rolling topography.

- The topography across the parcel is relatively flat but falls gradually to the west from 95m AOD to 75m AOD towards the River Soar outside the parcel boundary.
- Landcover is dominated by arable and pastoral uses, with a medium to large scale, geometric field pattern.

Natural character

- An agricultural landscape with limited semi-natural character features.
 - Vegetation and semi-natural habitats mostly limited to the network of field boundary hedgerows.
 - Scattered tree copses and tree belts, located at settlement edges, near isolated farmsteads, as well as surrounding the playing fields to the north-west.
 - Overhead lines and the triangulation mast are prominent built features in the landscape and detract from the natural character.

Historic landscape character

- A sense of time depth, provide by retained historic field pattern and ridge and furrow.
 - Historic field pattern mostly retained, providing some time depth.
 - Ridge and furrow to the north and west of Platt House Farm contributes to a sense of time depth.

Form, density and setting of existing settlement

- A distinct, hard edge between the settlement edge and the adjacent farmland to the south.
 - Modern abrupt settlement edge to the south softened by garden vegetation.

- Vegetation aligning Coventry Road and surrounding Glebe Farm softens the settlement's northern-western edge.

Access and recreation

- Limited to public rights of way running through farmland and playing fields adjacent the settlement edge.
- Two public rights of way running north-to-south from Broughton Astley to Frolesworth, with another public right of way running east-to-west near Glebe Farm.
- Playing fields and play area are well contained by vegetation and are in contrast with the surrounding landscape.

Views and visual character including skylines

- Relatively enclosed to the east, becoming more open to the west.
- Due to the flat nature of the landscape to the east, the area is relatively enclosed. However, the falling landform to the west provides a more open aspect, including intervisibility with settlements to the west.
- Limited intervisibility with Sutton in the Elms due to intervening vegetation along Coventry Road.
- Overhead lines, the triangulation mast, and wind turbines appear on the skyline.

Perceptual and experiential qualities

- Tranquil landscape, affected by presence of electrical infrastructure.
- A rural and largely tranquil agricultural landscape, influenced in part by peripheral roads.
- Electrical infrastructure within the landscape detracts from the rural qualities.

Table 4.29: Residential/Employment Sensitivity Ratings - BY5

BY5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural character	Low	Low
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Low	Low-Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for BY5

The largely flat or gently undulating topography, where there is a lack of historical features and limited access, results in a lower sensitivity to residential and employment development. The abrupt settlement edge and limited semi-natural features, and other human influences, such as electricity infrastructure which are highly visible over the largely flat topography, further contribute to a lower sensitivity to development.

The relatively tranquil landscape increases the parcel's sensitivity to residential and employment development.

The slopes of the River Soar to the west of the parcel, and the ridge and furrow fields near Platt House Farm, are locally important landscape features of higher sensitivity.

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

Development management guidance for BY5

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Consider the potential to better integrate the southern settlement edge, which is an area that is less sensitive to development due to presence of electrical infrastructure and higher levels of enclosure.
- Avoid locating development on areas to the west of the parcel, on the sloping agricultural fields, some of which feature ridge and furrow.

Summary Sensitivity Scores

Table 4.30: Landscape sensitivity scores

Area	BY1	BY2	BY3	BY4	BY5
Residential development	L-M	L	M	M	L-M
Employment development	M	L-M	M	M	L-M

Fleckney

Figure 4.116: Fleckney map



Location and description

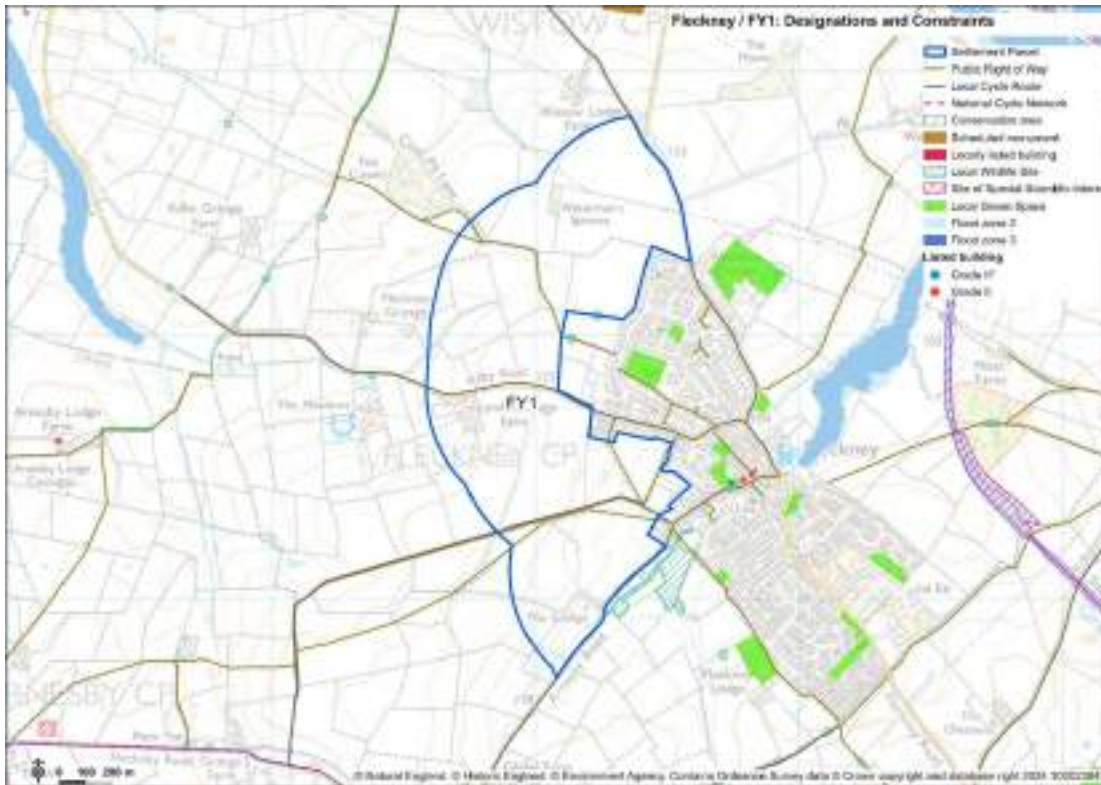
The rural village of Fleckney is located centrally within the district.

The village is located equidistant between the A6 and A5199 and is centred around the High Street, with listed located off Main Street at the centre of the village. Development to the north and south of the village centre occurred after the Second World War. Modern development has extended the settlement in all directions.

The settlement edge is divided into three assessment parcels within a 0.5km buffer from the settlement edge.

Area/Parcel: Fleckney / FY1

Figure 4.117: Fleckney / FY1 map



Representative photos

Figure 4.118: FY1-1 – View from a public right of way near Main Street looking north-east towards the settlement edge.



Figure 4.119: FY1-2 – View from a public right of way emerging from Garner Way looking north-east.



Location and Landscape Character

- The parcel is located north and west of Fleckney, defined by Arnesby Road to the south, and Leicester Road to the north.
- The parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large-scale landscape with a relatively uniform landform.
 - A generally flat landform, that slopes very gently from the centre of the parcel (from 125m to 110mAOD) to small brooks in the west and south.
 - Fields are predominantly medium to large in scale and mostly regular, defined by hedgerows with hedgerow trees.

Natural character

- An agricultural landscape with some semi-natural features, and some manmade influences.
 - Landcover is dominated by arable fields.
 - Woodland copses along the northern boundary and a deciduous woodland block at Waterman's Spinney have a positive influence on natural character.
 - Other semi-natural habitats are limited to hedgerows (gappy in places) with mature hedgerow trees and riparian trees.

- Modern development, including electricity pylons and large-scale agricultural buildings at Lyndon Lodge Farm, detract from natural character.

Historic landscape character

- The landscape has limited time depth.
 - Largely intact historic field pattern with some amalgamation of fields through modern farming practices.
 - No designated historical features.

Form, density and setting of existing settlement

- The parcel provides a largely rural backdrop to the settlement edge which is characterised by modern residential development.
 - The agricultural landscape of the parcel and sparse settlement pattern, limited to scattered farmsteads, provides a rural backdrop to Fleckney.
 - The settlement edge, consisting of modern housing, is generally well integrated with the surrounding landscape by mature trees and hedgerows.
 - The settlement edge in the south of the parcel has a harder edge.

Access and recreation

- A landscape with limited access or recreational opportunities.
 - Public rights of way link Fleckney with surrounding villages.

Views and visual character including skylines

- An open landscape, with some long-distance views in the north, but enclosed by field boundaries elsewhere.

- The relatively flat terrain enables some long-distance views across the landscape, particularly from the slightly elevated areas to the north of the parcel.
- Elsewhere the network of field boundary hedgerows and linear vegetation enclose the landscape.
- Open views between Kilby Road and Leicester Road feature electrical pylons on the skyline.

Perceptual and experiential qualities

- A rural landscape, influenced by electrical infrastructure.
 - A tranquil rural area, particularly away from the roads that cross the parcel.
 - Modern development, including electricity pylons, detract from rural character.

Table 4.31: Residential/Employment Sensitivity Ratings - FY1

FY1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural character	Moderate	Moderate
Historic landscape character	Low	Low-Moderate
Form, density and setting of existing settlement	Low-Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate

FY1	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for FY1

The relatively flat to gently sloping landform and large-scale field pattern, and open character of the landscape (particularly in the north of the parcel) result in a lower sensitivity to residential and employment development. The lack of time-depth in the landscape, also suggest lower sensitivity to residential and commercial development, as does the lack of recreational opportunities and views of electricity pylons which cross the parcel.

Land use is dominated by agricultural fields bound by hedgerows with frequent mature trees, which along with woodland blocks within the parcel and along its boundaries, contribute to the natural character of the landscape, enclose views and provide a rural backdrop to the well-integrated settlement edge.

The overall sensitivity of the landscape in this parcel to residential development is **Low-Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure in the relatively flat landscape and its potential relationship with the residential character of the existing settlement edge.

Development management guidance for FY1

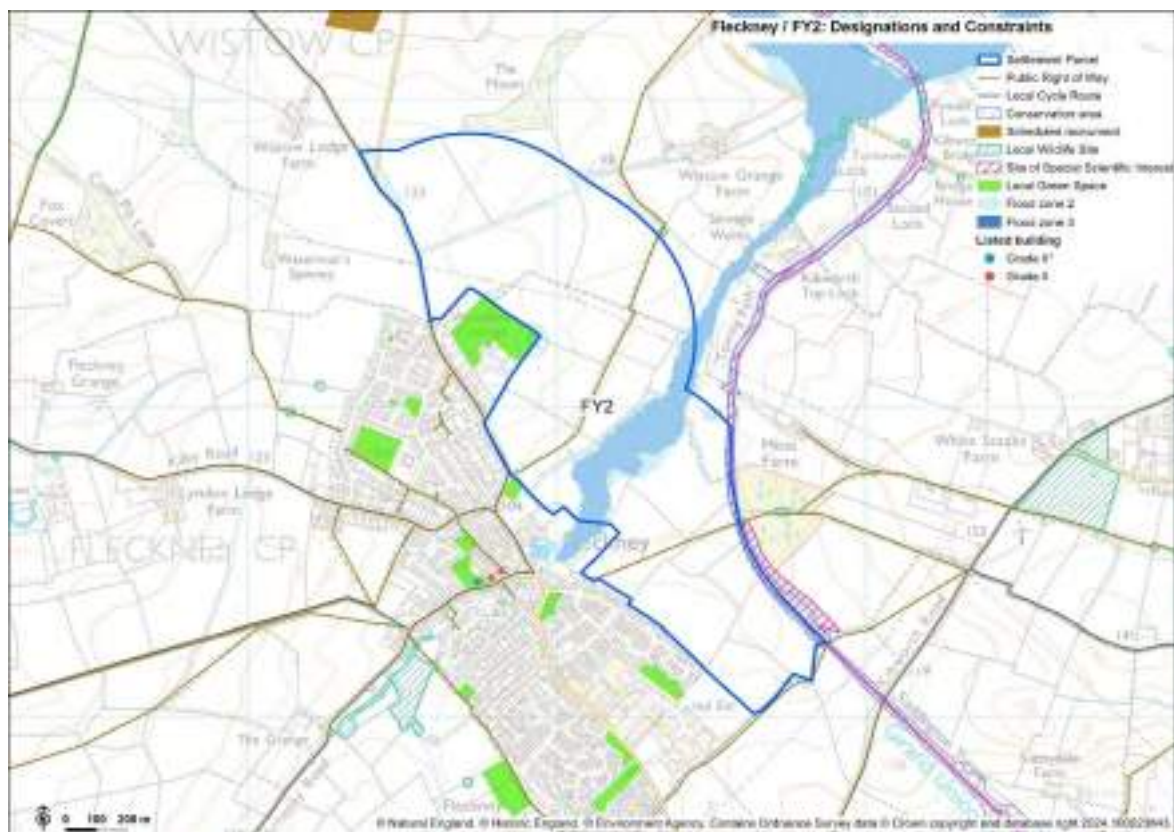
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough

provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Protect and strengthen sensitive landscape features including the blocks of deciduous woodland, hedgerows with mature hedgerow trees that are prevalent, particularly in the north of the parcel.
- Consider the potential to enhance and extend existing woodland and trees along the settlement boundary (particularly to the south-east of the parcel) to screen views towards the settlement edge.

Area/Parcel: Fleckney / FY2

Figure 4.120: Fleckney / FY2 map



Representative photos

Figure 4.121: FY2-1 – View from near Leicester Road looking east.



Figure 4.122: FY2-2 – View from a public right of way looking north to the settlement edge.



Location and Landscape Character

The parcel is located to the north-east and east of Fleckney. The parcel boundary is defined by Leicester Road to the west, the 0.5km settlement buffer to the north, a footpath extending from the edge of the Fleckney Industrial Estate to the south and the Grand Union Canal to the east.

The parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium to large scale landscape with a gently sloping landform.
 - The landform slopes gradually from Leicester Road north of the settlement edge (123m AOD) towards the Grand Union Canal (100-110m AOD).
 - Fields are mostly large in scale with regular field patterns, bound by hedgerows with mature hedgerow trees and sometimes ditches.
 - The field pattern becomes more irregular around the Grand Union Canal and small streams.

Natural character

- An arable agricultural landscape with limited semi-natural habitats and some manmade influence.

- Landcover is predominantly arable fields with semi-natural features mostly limited to field boundaries, hedgerow trees and along watercourses.
- Small blocks of deciduous woodland are located along Leicester Road and the settlement edge, with vegetation aligning the Grand Union Canal (designated as a SSSI).
- Woodland located just beyond the boundary of the parcel, including a large mixed woodland at The Mount and a coniferous plantation near Moss Farm, contribute to the wooded character of the landscape.
- Modern development includes electricity pylons close to the settlement edge and sewage works adjacent to the Grand Union Canal, negatively influence the area's natural character.

Historic landscape character

- A landscape with some limited time-depth.
 - Predominantly intact historic field pattern with some amalgamation due to modern farming practices.
 - The Grand Union Canal (designated as a conservation area) forms the eastern boundary of the parcel and provides a link to the industrial heritage of the area.

Form, density and setting of existing settlement

- The parcel provides a mostly rural backdrop to the settlement edge, although the modern development forms a harsh urban edge in places.
 - The adjacent agricultural land provides a rural setting to Fleckney.
 - Field boundary vegetation and hedgerow trees provide some integration to modern residential areas on the settlement edge, with some areas more exposed (such as Freer Road).

- Fleckney Sports Centre in the north, and the industrial estate in the south (including a new network rail depot for Leicester) forms a hard edge to the adjoining landscape.

Access and recreation

- A landscape with some local recreational opportunities.
- Two public rights of way cross the agricultural land connecting Kibworth to Fleckney, and Kibworth to the Millennium Wood in the adjacent settlement parcel (KH1).
- Fleckney Sports Centre includes formal recreation facilities such as playing fields, a cricket club and a bowls club.

Views and visual character including skylines

- An enclosed landscape due to the relatively uniform topography and field boundary vegetation.
- The network of field boundary hedgerows and linear vegetation along Leicester Road and The Grand Union Canal often limits long distance views.
- Some intervisibility is possible from the centre of the parcel into adjacent fields.
- Electricity pylons to the north and south are prominent on the skyline.

Perceptual and experiential qualities

- A relatively rural area, boundaries are influenced by modern development.
- A mostly rural landscape with traditional agricultural land use and blocks of woodland, with more remote and tranquil areas away from the settlement edge.

- A sewage works, an industrial estate and modern residential development along the settlement edge detract from the area's rural character.

Table 4.32: Residential/Employment Sensitivity Ratings - FY2

FY2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Low-Moderate	Moderate
Historic landscape character	Low-Moderate	Moderate
Form, density and setting of existing settlement	Low-Moderate	Low-Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for FY2

The gently sloping landform, large scale field pattern with limited natural features, and enclosed visual character all contribute to a reduced sensitivity to residential and employment development. The presence of electricity pylons close to the settlement edge, and the harsh settlement edge with both industrial and residential development, and limited time-depth of the landscape also reduces sensitivity to residential and employment development.

However, the enclosed character of the much of the landscape, due to the relatively uniform topography and mature field boundary vegetation, and rural character of the agricultural landscape, with areas of tranquillity, increases sensitivity to these development types.

Features of importance to landscape character include the deciduous woodland blocks within the parcel and along its boundaries which add to the natural character of the landscape and locally increases the sensitivity to residential and employment development. The Grand Union Canal (designated as a SSSI and conservation area) is an important natural, recreational and heritage feature but has limited influence on the character of the landscape due to its location along the boundary of the parcel.

The overall sensitivity of the landscape in this area was assessed as **Low-Moderate** to residential development, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure in the gently sloping landscape and its potential relationship with the mostly residential settlement edge.

Development management guidance for FY2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

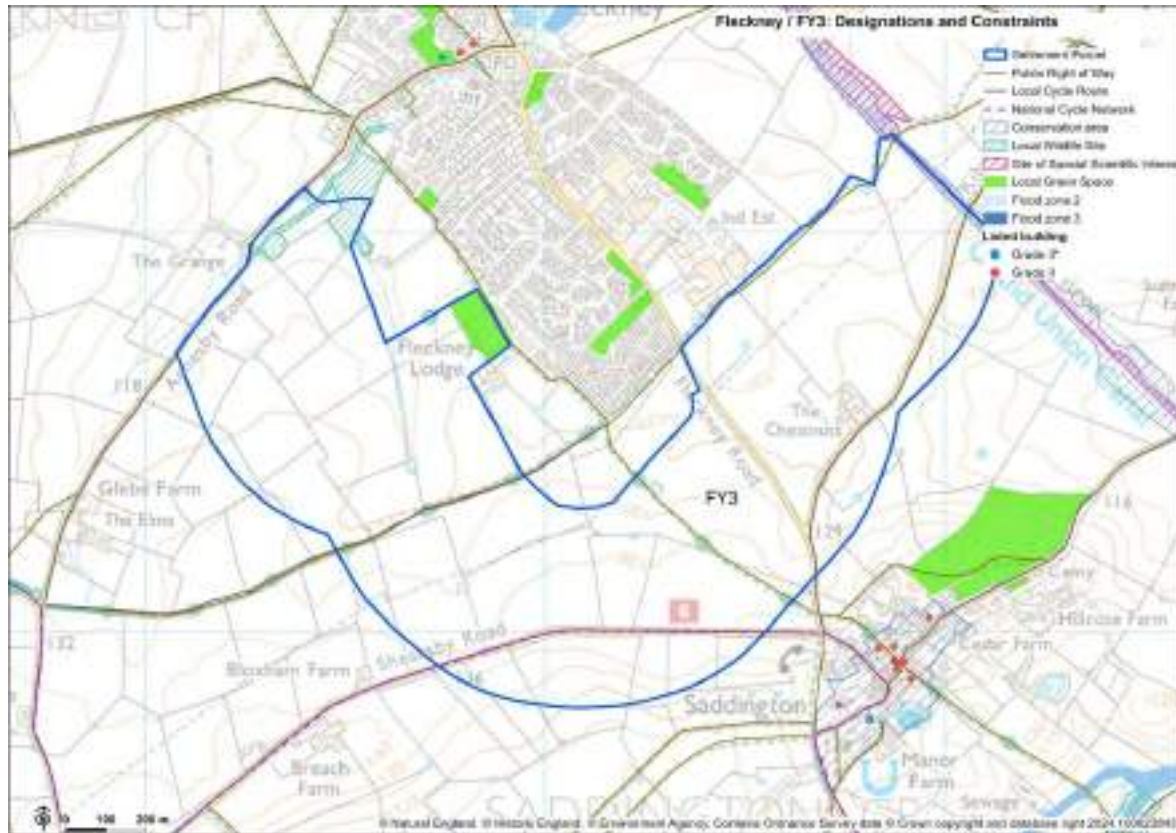
- Protect and strengthen sensitive landscape features including the small blocks of deciduous woodland in the north of the parcel and along the settlement edge.
- Protect and strengthen the hedgerows and hedgerow trees along the settlement boundary, especially in proximity to the modern housing development along Freer Road.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Consider the potential to further enhance the Grand Union Canal (designated SSSI) through the creation of habitat links such as woodland strips, arable field margins and hedgerows.

Area/Parcel: Fleckney / FY3

Figure 4.123: Fleckney / FY3 map



Representative photos

Figure 4.124: FY3-1 – View from Tigers Roads along the settlement edge in an easterly direction.



Figure 4.125: FY3-2 – View from Fleckney Road looking north-east.



Location and Landscape Character

The parcel lies to the south of Kibworth, defined by the Grand Union Canal to the east and Arnesby Road to the north-west.

The majority of the parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

A small part of the southern edge of the parcel around Saddington lies within LCA 8a Laughton and Mowsley which is within LCT 8 Elevated Farmed Plateau. This LCT is described as an elevated undulating plateau landscape, formed by an elongated ridgeline, which is overlain with a rural landscape of traditional farmland, with pockets of valued habitats and scattered historic villages and features.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium-scale landscape with a gently undulating topography.
 - The landform rises gently southwards from the settlement edge (between 120 and 125m AOD), and more sharply towards Saddington (140m AOD).
 - Fields are generally small-medium in scale to the west of Fleckney Road, and larger to the east of the parcel.
 - Hedgerow boundaries with varying densities of trees define a mixture of pastoral and arable fields, which have regular boundaries.

Natural character

- The landscape is dominated by agricultural fields.
 - Landcover is mostly pastoral fields with semi-natural features limited to hedgerows and trees around in-field ponds.
 - The Grand Union Canal abuts the eastern boundary of the parcel and is lined by mature trees and designated as an SSSI.
 - Modern developments are limited to farmstead infrastructure and small electricity pylons close to the settlement edge.

Historic landscape character

- The landscape has a limited sense of time depth.
 - The historic field pattern remains largely intact.
 - The Grand Union Canal Conservation Area abuts the eastern boundary of the parcel.
 - The historic village of Saddington is located close to the southern boundary of the parcel but has little influence on the historic character of the landscape.

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to the settlement and provides separation from Saddington.
 - The parcel provides a rural backdrop to the settlement.
 - The landscape plays a key role in providing separation between Fleckney and the village of Saddington.
 - The settlement edge is composed of modern residential and large-scale employment development. These often form a harsh edge with the surrounding landscape, particularly around new housing developments.

Access and recreation

- A landscape with good access and recreational opportunities.
 - A number of public rights of way provide access along the settlement edge and to the surrounding landscape.
 - The Leicestershire Round recreational route crosses through the parcel connecting Saddington and Fleckney.
 - Route 6 of the National Cycle Network passes through the south of the parcel.

Views and visual character including skylines

- Enclosed by vegetation, with more open views from elevated locations to the south.
 - The network of tall hedgerows and mature trees along the rural roads often limits views across the flat landscape.
 - Longer-distance views are available across the wider landscape as the landform rises to the south.

Perceptual and experiential qualities

- A rural area, with some human influences.
 - Mixed agricultural land uses and fields with mature hedgerows and trees provides a sense of rural tranquillity within the landscape.
 - Overhead lines and industrial development on the settlement edge, detract from the rural qualities of the landscape.

Table 4.33: Residential/Employment Sensitivity Ratings - FY3

FY3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural character	Low-Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for FY3

An agricultural landscape with a gently sloping landform, semi-natural features limited to hedgerow boundaries and tree coverage around small in-field ponds. The limited time-depth of the landscape, the harsh character of the settlement edge, with modern residential and employment development and presence of electricity infrastructure lowers the sensitivity of the landscape to development.

However, the steeper landform rising towards Saddington and the intervisibility that provides to adjacent landscapes, small-medium scale field pattern, the promoted recreational routes that pass through the parcel and the key role the parcel plays in providing rural separation between Fleckney and Saddington increase the sensitivity to these development types.

The Grand Union Canal (designated as a SSSI and conservation area) is an important natural, recreational and heritage feature but has limited influence on the character of the landscape due to its location along the boundary of the parcel.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate-High** due to the increased visibility of this scale of structure in the landscape and its potential intervisibility with both Fleckney and Saddington.

Development management guidance for FY3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid locating development between Fleckney and the historic settlement of Saddington (designated Conservation Area) which could result in coalescence between the villages.
- Avoid locating development where it could impact the Leicestershire Round recreational route.
- Protect and strengthen sensitive landscape features including intact hedgerows especially along major roads.
- Consider the potential to screen new residential and employment development along the settlement edge of Fleckney with trees and woodland habitat.
- Consider the potential to further enhance the Grand Union Canal (designated as an SSSI), in-field ponds and streams that run through the parcel, through the creation of habitat links such as woodland strips, arable field margins and hedgerows.

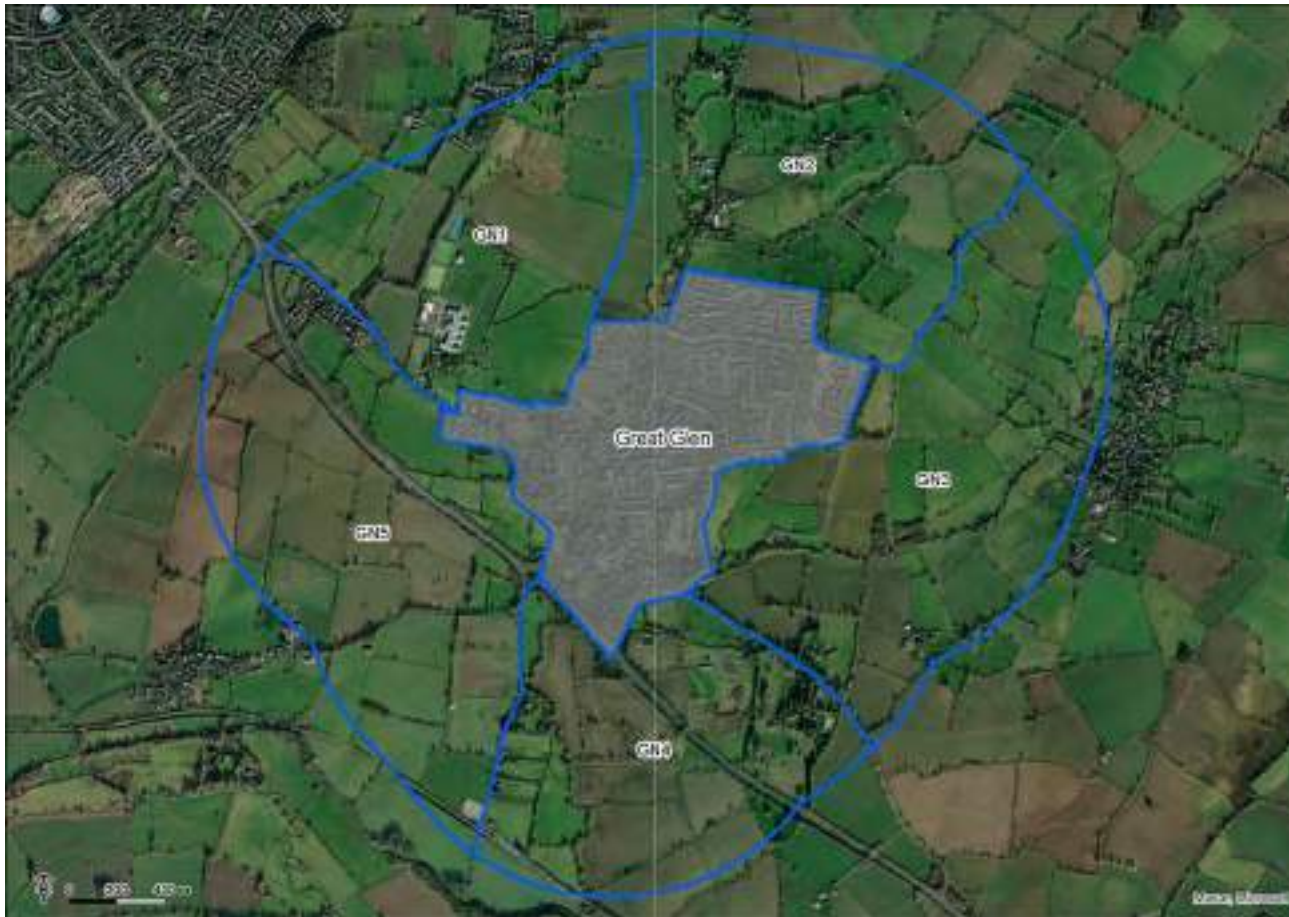
Summary Sensitivity Scores

Table 4.34: Landscape sensitivity scores

Area	FY1	FY2	FY3
Residential development	L-M	L-M	M
Employment development	M	M	M-H

Great Glen

Figure 4.126: Great Glen map



Location and description

The village of Great Glen is located in the north of the district, close to the south-eastern edge of the Leicester urban area.

The village lies to the north-east of Leicester Road (A6), with its historic core located between London Road and Main Street to the south, which includes a cluster of listed buildings. The River Sence runs through the centre of the village in a north-south direction. Modern development has largely extended to the north and north-east of the village, as well as along London Road to the west, where it runs parallel with Leicester Road (A6).

The settlement edge is divided into five assessment parcels within a 1km buffer from the settlement edge, which overlaps with a number of strategic sites to the north-west and south-west, including Land at Newton Harcourt, Stoughton and Land South of Gartree Road and East of Oadby.

Area/Parcel: Great Glen / GN1

Figure 4.127: Great Glen / GN1 map



Representative photos

Figure 4.128: GN1-1 – View from London Road toward Leicester Grammar School and western edge of Great Glen



Figure 4.129: GN1-2 – View from bridleway towards Leicester Grammar School and Stretton Hall



Figure 4.130: GN1-3 – View from Chestnut Drive on the approach to Stretton Hall



Location and Landscape Character

The parcel lies to the north-west of Great Glen, defined by London Road to the south-west and by the LCT boundary to the north-east.

The parcel lies within LCA 4b Great Stretton to Newton Harcourt which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of steams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- The land is gently undulating with few dramatic changes in topography.
 - Lower land lies adjacent to the settlement and the River Sence at approx. 100m AOD, which rises on the approach to Stretton Hall at

130m AOD, before falling towards the edges of the Leicester urban area to the north-west.

- Fields are predominantly medium to large scale defined by hedgerows with scattered trees.
- There are some localised changes to the natural topography at Leicester Grammar School due to the buildings and sports pitches

Natural character

- A predominantly agricultural landscape, influenced by modern development and with some areas of priority habitat.
 - Stretton Hall adjacent to the parcel is set within a network of small woodland areas, most of which are priority habitats.
 - Mature trees and woodland surround Leicester Grammar School, with areas of mature vegetation aligning London Road.
 - Modern development includes Leicester Grammar School complex and housing surrounding Stretton Hall.
 - Other semi-natural features are limited to field boundaries.

Historic landscape character

- A landscape with some time depth and historic features, influenced by modern development.
 - Largely intact historic field pattern with some intensification through modern farming practices.
 - Some encroachment by modern ribbon development, including the grammar school.
 - A historic landscape associated with Stretton Hall (grade II* listed) adjacent to the parcel, with associated listed obelisk, influenced by modern development west of the property beyond the parcel.
 - Listed buildings located off London Road close to the grammar school.

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to settlement, influenced by development and roads.
 - Surrounding fields form a rural setting to Great Glen, with housing areas well integrated with the surrounding landscape.
 - Setting of settlement influenced in part by large scale building complex and lighting columns associated with Leicester Grammar School.

Access and recreation

- Limited recreational opportunities.
 - North-south orientated bridleway located adjacent to the edge of Great Glen.
 - Private sports complex associated with Leicester Grammar School.

Views and visual character including skylines

- Relatively enclosed by the network of vegetation, landform and local field patterns.
 - Outward views from Great Glen curtailed by vegetation surrounding the settlement, Leicester Grammar School and Stretton Hall.
 - No visual relationship with the south-eastern edge of Leicester urban area due to landform and intervening vegetation.
 - Some intervisibility with agricultural landscape and Stackley House to the east.

Perceptual and experiential qualities

- A rural landscape, influenced by development to the south and by adjacent settlements.

- London Road and ribbon development to the south, including Leicester Grammar School detract from the rural qualities of the landscape.
- Despite the presence of modern development around Stretton Hall, northern areas appear more tranquil and remote.

Table 4.35: Residential/Employment Sensitivity Ratings - GN1

GN1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Low-Moderate	Low-Moderate
Access and recreation	Low	Low
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for GN1

The enclosed character of the parcel, which is influenced by the settlement edge and other development, as well as the perceptual and experiential influences of main roads and surrounding development, combine to lower the sensitivity of the parcel to residential and employment development. The land is gently undulating with few dramatic changes in topography and offers few

recreational opportunities, which also serve to reduce the sensitivity to development.

However, the prevalence of semi-natural features and priority habitats in the form of woodland and the influence of the adjacent historic core of Great Glen, as well as the proximity of historic Stretton Hall, increases the sensitivity to these development types.

Features of importance to landscape character include the setting of Stretton Hall with associated listed buildings/structures and the network of woodland, particularly surrounding Stretton Hall. These features increase sensitivity in their locality.

The overall sensitivity of the landscape in this parcel to residential development is **Low-Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate**.

Development management guidance for GN1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

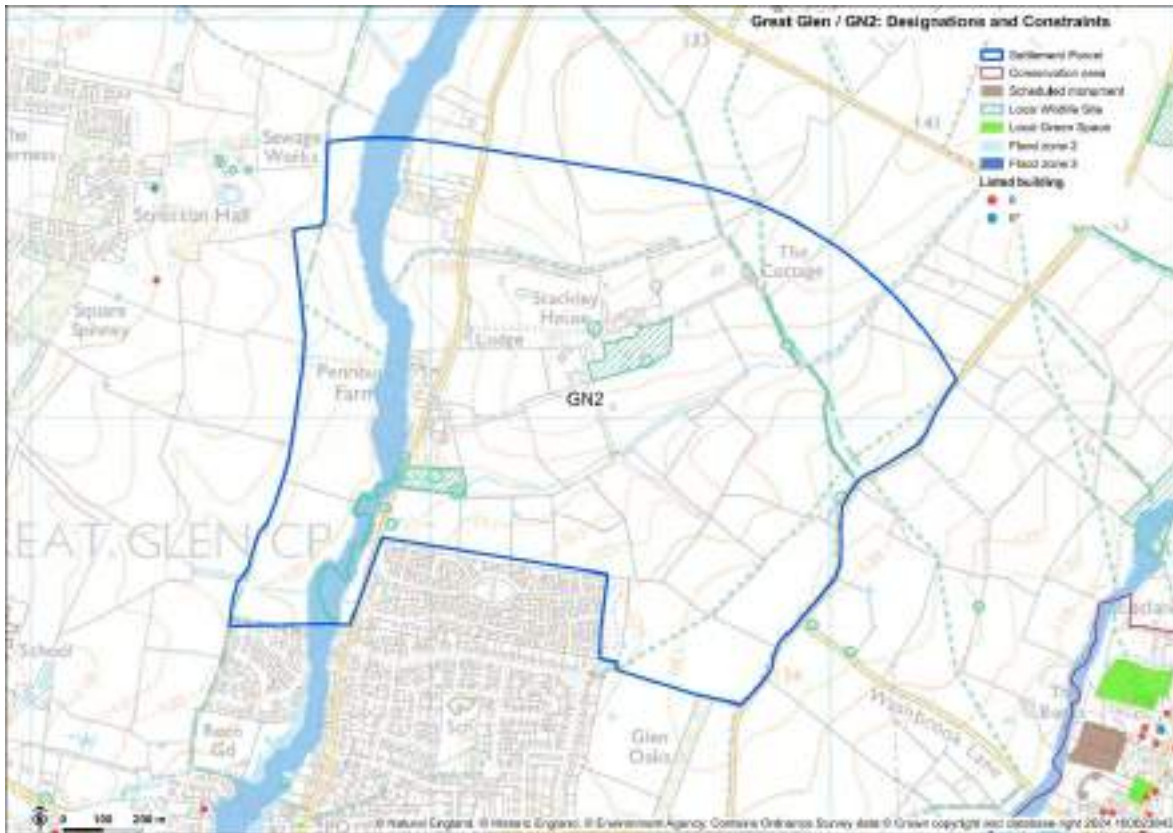
- Avoid locating development in proximity to the setting of Stretton Hall and its associated gardens.
- Preserve views and the setting of listed buildings along London Road.
- Protect and strengthen sensitive landscape features surrounding Leicester Grammar School and Stretton Hall, including areas of woodland and historic landscape features surrounding the hall, such as ornamental gardens, water features and mature woodland belts.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Ensure that any new development along London Road maintains the perception of separation between Great Glen and the Leicester urban area.

Area/Parcel: Great Glen / GN2

Figure 4.131: Great Glen / GN2 map



Representative photos

Figure 4.132: GN2-1 – View from bridleway looking towards north-western edge of Great Glen



Figure 4.133: GN2-2 – View from bridleway looking towards the northern edge of Great Glen and towards Stackley House



Figure 4.134: GN2-3 – View from northern edge of Great Glen looking north towards Stackley House



Figure 4.135: GN2-4 – View from public right of way looking south-west towards settlement edge



Location and Landscape Character

The parcel lies to the north of Great Glen, defined by the settlement boundary to the south, the LCT boundary to the west, agricultural fields to the north and Oaks Road to the east.

The parcel lies within LCA 2d Great Glen to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- The land is gently undulating forming localised valleys, influenced by the River Sence and its tributaries.
 - Lower land follows the River Sence close to Stretton Road and a minor tributary, rising up to the north and east, with high points along Oaks Road at approx. 135m AOD.
 - Fields are predominantly medium to large scale, with a smaller scale field pattern adjacent to the settlement edge.
 - Oaks Road forms a local ridge line.

Natural character

- A predominantly agricultural landscape, with greater 'naturalistic' qualities along the River Sence and surrounding Stackley House.

- Mature vegetation aligning the River Sense and surrounding farmsteads, including small pockets of woodland and mature scattered trees surrounding Stackley House.
- Other semi-natural features are located along field boundaries, which are sparse or missing in some locations.
- Scattered modern properties and farmsteads mostly align Stretton Road.

Historic landscape character

- A landscape with some time depth due to the historic field pattern, and parkland features.
 - Largely intact historic field pattern, particularly between the settlement edge and Stackley House.
 - Stackley House parkland features, including woodland copses, trees and buildings appear intact.

Form, density and setting of existing settlement

- The parcel offers a rural backdrop to the abrupt settlement edge.
 - Abrupt modern settlement edge, which respects surrounding field boundary pattern.
 - The adjacent agricultural land provides a rural setting to Great Glen.
 - Stackley House physically and visually separated from modern settlement edge by the network of mature vegetation.

Access and recreation

- Recreational opportunities limited to rural footpaths and public open space adjacent to modern development.

- Some local public rights of way linking Great Glen and nearby settlements with one another, crossing agricultural land.
- Public right of way link from Stretton Road to bridleway, crossing the River Sence.

Views and visual character including skylines

- An enclosed landscape where views are limited by valley landform and local field patterns.
 - Land sloping towards the River Sence and its tributary, limits views toward Stretton Hall and Leicester Grammar School.
 - Network of mature field boundaries, including vegetation surrounding Stackley House and River Sence limits views within the parcel and more distant views.

Perceptual and experiential qualities

- A relatively rural area with limited human influences.
 - Limited residential development located along rural Stretton Road, with Stackley House well integrated by mature vegetation.
 - Abrupt urban edge to settlement detracts from rural qualities of the adjacent landscape.
 - Northern areas appear more tranquil and remote, crossed only by local roads.

Table 4.36: Residential/Employment Sensitivity Ratings - GN2

GN2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for GN2

The abrupt modern settlement edge to the north of Great Glen contrasts with the adjacent gently undulating agricultural land and results in a lower sensitivity to development, particularly residential. The limited recreational opportunities also serve to lower sensitivity to development.

However, elements such as the time depth provided by Stackley House, the vegetation aligning the River Sence and Stackley House, as well as rural nature of the parcel with limited human influences, all serve to increase the sensitivity to residential and employment development.

Features of importance to landscape character include the River Sence and its tributary and the land associated with Stackley House, which increase sensitivity to development locally.

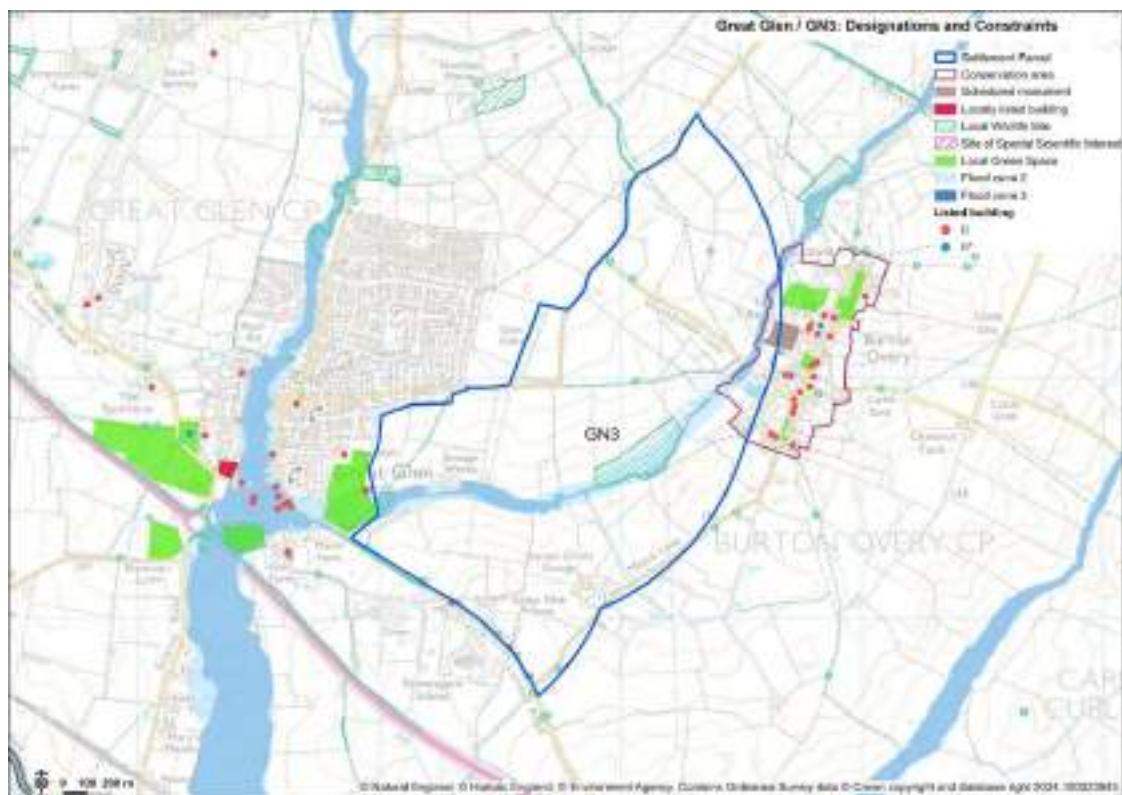
The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also deemed to be **Moderate**.

Development management guidance for GN2

- To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below.
 - Avoid locating development along Stretton Road which would detract from the rural character of the road and the surrounding landscape.
 - Avoid locating development on the local ridgeline in proximity to Oaks Road due to its visual prominence and intervisibility with Burton Overy to the east of Great Glen.
 - Protect and strengthen sensitive landscape features surrounding Stackley House and where possible introduce features which have been historically lost.
 - Protect and strengthen sensitive landscape features along the River Sence and its tributary which pass through the parcel, including the potential to extend priority habitats and recreational links.
 - Preserve views from Stackley House, including the integration of the settlement edge to the north-west of Great Glen.

Area/Parcel: Great Glen / GN3

Figure 4.136: Great Glen / GN3 map



Representative photos

Figure 4.137: GN3-1 – View from London Road looking north towards Great Glen



Figure 4.138: GN3-2 – View from Mayns Lane looking north-west towards Great Glen



Figure 4.139: GN3-3 – View from Oaks Road looking east towards Burton Overy



Figure 4.140: GN3-4 – View from Oaks Road looking south



Location and Landscape Character

The parcel lies to the east of Great Glen, defined by the settlement edge to the west, Oaks Road to the north, the edge of Burton Overy and Mayns Lane to the east and south-east and by London Road and the LCT boundary to the south.

The parcel lies within LCA 2d Great Glen to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- The land is gently undulating forming a local valley along Burton Brook.
 - Land gently falls from the settlement edge (120–135m AOD) toward Burton Brook, before rising up to the edge of Burton Overy, Mayns Lane and London Road (up to 128m AOD), forming a local valley.
 - Fields are predominantly medium to large scale, with a smaller scale field pattern west of Burton Overy.
 - Oaks Road forms a local ridge line to the north-west.

Natural character

- A predominantly agricultural landscape, with greater 'naturalistic' qualities along Burton Brook and areas surrounding the settlement.
 - Mature vegetation aligning the Burton Brook, including mature trees, blocks of woodland and areas of priority habitat.
 - Areas of mature woodland and plantation adjacent to Great Glen and Burton Overy, with other semi-natural features restricted to locations along field boundaries.
 - Some man-made features, including a sewage works adjacent to Burton Brook, pylons crossing the landscape, scattered farms and the historic edge of Burton Overy.

Historic landscape character

- Time depth in the valley landscape is derived from the historic field pattern, although historic features are limited to peripheral areas.
 - Relatively intact historic field pattern.
 - Great Glen Hall (grade II listed building) with associated gardens and listed icehouse located on the south-eastern edge of Great Glen.
 - Burton Overy Conservation Area with associated scheduled monument and listed buildings on the eastern periphery of the parcel, overlooking Burton Brook and the adjacent valley.

Form, density and setting of existing settlement

- Rural backdrop to modern settlement edge, with integration through plantation woodland and landscaped gardens.
 - Modern settlement edge integrated in places by new landscape planting or mature garden vegetation.
 - Physical and visual separation at the settlement edge due to Glen Oaks plantation and vegetation within Great Glen Hall Gardens.
 - The adjacent agricultural land provides a rural setting to the settlement.
 - Despite the valley form, the agricultural landscape provides separation between Great Glen and Burton Overy with limited intervisibility due to intervening vegetation.

Access and recreation

- Recreational opportunities limited to rural footpaths.
 - Some local public rights of way linking Great Glen and nearby settlements, crossing agricultural land.
 - Public right of way follows Burton Brook between Great Glen and Burton Overy.

- Limited recreational opportunities to the south.

Views and visual character including skylines

- Integrated settlement edge separated from the nearby village of Burton Overy, with some views possible over valley landform.
- Vegetation surrounding settlement edges limit outward views from some settlement edges
- Valley landform and intervening vegetation provides open views, over agricultural land between Oaks Road and Burton Overy, with more distant views limited by landform.
- Modern edge of settlement locally visible from surrounding roads to the south and south-east across the valley, limited in places by vegetation surrounding the settlement.

Perceptual and experiential qualities

- A relatively rural area with some human influences.
- Vegetation surrounding the settlement and the undulating valley landform provides a sense of remoteness within the agricultural landscape.
- Sewage works, pylons and peripheral roads, particularly London Road, detract from rural qualities of the landscape.

Table 4.37: Residential/Employment Sensitivity Ratings - GN3

GN3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural character	Moderate	Moderate

GN3	Residential Sensitivity Rating	Employment Sensitivity Rating
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for GN3

Although the parcel has some valued vegetation, areas of woodland and semi-natural features, land is predominately intensively farmed, which limits the sensitivity to residential and employment development. The limited recreational opportunities also serve to lower sensitivity to development.

Although the historic features are located within peripheral areas of the parcel, they have an influence upon the time depth of the valley and therefore, increase the sensitivity to the development. The parcel also forms a rural backdrop to the settlement edge and provides separation between Great Glen and Burton Overy. This provides a rural and tranquil area with limited human influences, which also increases the sensitivity to residential and employment development.

Features of importance to landscape character include the publicly accessible river corridor associated with Burton Brook, the historically sensitive edges of Burton Overy and Great Glen Hall and plantation vegetation surrounding the edge of the settlement, which increase the sensitivity in the locality.

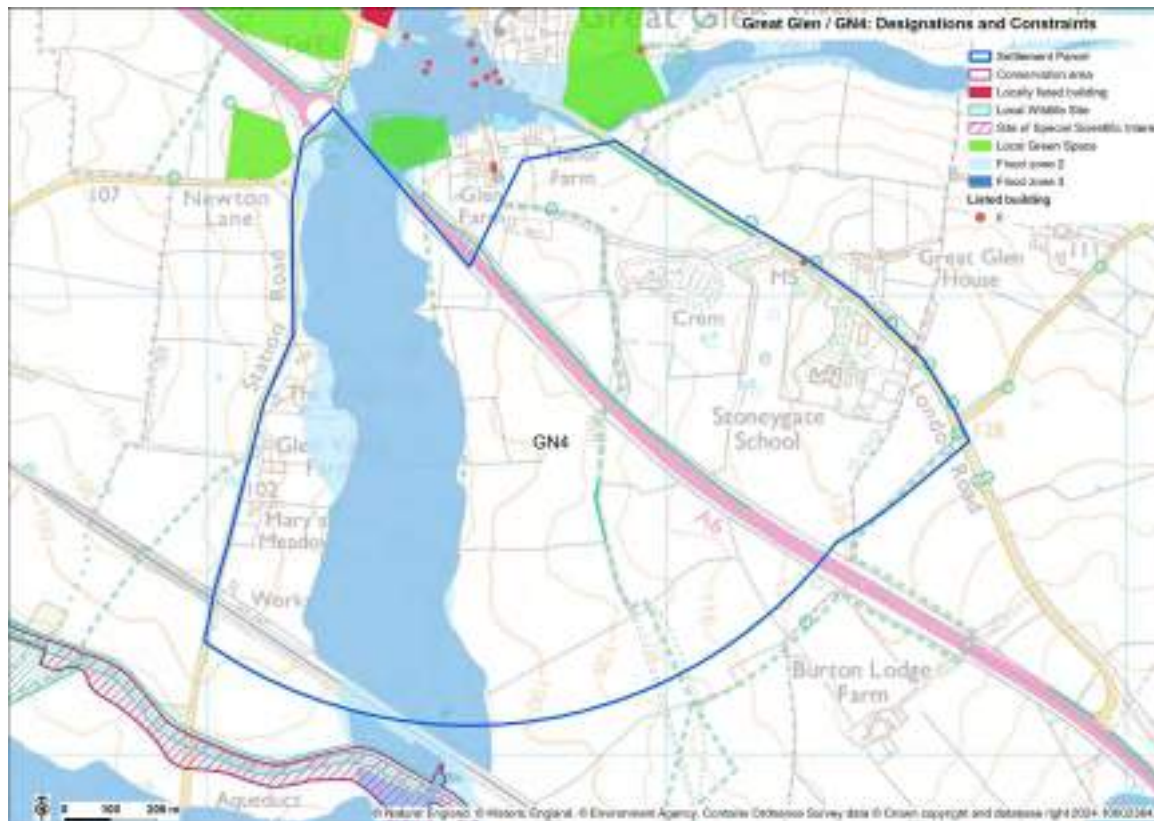
The overall sensitivity of the landscape in this parcel to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development also deemed to be **Moderate-High**.

Development management guidance for GN3

- To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below.
 - Avoid locating development in proximity to Burton Overy and its associated historic core, as well respecting the setting of the village's conservation area.
 - Avoid locating development along London Road which would further increase the perception of ribbon development and affect the landscape character of the Burton Brook valley.
 - Avoid locating development on the local ridgeline in proximity to Oaks Road, especially beyond areas of established vegetation, due to its prominence and intervisibility with Burton Overy and the eastern edge of Great Glen.
 - Consider the potential to further enhance the Burton Brook corridor for the benefit of footpath users and local wildlife and explore opportunities to further integrate the sewage works with screening vegetation.
 - Preserve views from the local ridgeline along Oaks Road.

Area/Parcel: Great Glen / GN4

Figure 4.141: Great Glen / GN4 map



Representative photos

Figure 4.142: GN4-1 – View from car park of Great Glen Crematorium looking west.



Figure 4.143: GN4-2 – View from bridge over the A6 looking south-west towards Station Road



Figure 4.144: GN4-3 – View from Station Road looking east



Figure 4.145: GN4-4 – View from Station Road adjacent to railway line looking north-east



Location and Landscape Character

The parcel lies to the south of Great Glen, defined by London Road and the LCT boundary to the north-east, by Leicester Road (A6) to the north-west and by Station Road to the west.

The parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large

scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- The land is gently undulating, forming a local valley along the River Sence and influenced by man-made activity.
 - Land gently rises either side of the River Sence up to Station Road to the west (102m AOD) and to London Road to the east (128m AOD), forming a gently sided valley.
 - Fields are medium to large in scale.
 - Linear routes, including the railway line and the A6 feature man-made embankments or cuttings, including those associated with A6 crossings.

Natural character

- A predominantly agricultural landscape, crossed by transport routes with modern development in places.
 - Mature vegetation aligning linear features, including the River Sence, the A6, the railway line and London Road, as well as surrounding residential properties, Stoneygate School and the crematorium.
 - Elsewhere, semi-natural features are limited to field boundaries, which are generally gappy but with some scattered trees.
 - Man-made features dominate the areas between London Road and the A6 and include Stoneygate School and a crematorium.

Historic landscape character

- The landscape has little time depth, with historic features limited to peripheral areas.
 - Much of the historic field pattern has been lost through intensive farming practices, as well as through the introduction of the A6, Stoneygate School and the crematorium.
 - Listed milestone and boundary posts align London Road and two listed buildings are located just outside the parcel boundary within Great Glen to the north.

Form, density and setting of existing settlement

- Rural settlement edge, influenced by adjacent modern development and separated by the A6 from land to south.
 - Relatively intact historic settlement edge, reflected by two listed buildings located on the settlement edge, with some modern additions.
 - Settlement edge is well integrated by vegetation.
 - Settlement edge is physically and visually separated from southern parts of the parcel by the A6 and its associated earthworks and vegetation.

Access and recreation

- Recreational opportunities limited to rural footpaths and dissected by the A6.
 - Some local public rights of way cross the agricultural landscape in a north-south direction, crossing the A6 either by footbridge or at-grade.
 - A number of sports pitches and informal recreational areas surround Stoneygate School, which are not open to public use.

Views and visual character including skylines

- Visually contained parcel to the north separated by the A6 and enclosed by vegetation, with southern parts being visually open.
 - The Leicester Road (A6) visually separates the southern and northern areas of the parcel due to embankments and vegetation aligning the dual carriageway, with northern areas being enclosed and southern areas being visually open.
 - Other features including Stoneygate School, vegetation aligning London Road and the railway line also limit the openness of the landscape.

Perceptual and experiential qualities

- A relatively rural area to the south with more human influences in the north.
 - Influence of the crematorium and school between two busy roads detracts from the rural character to northern parts of the parcel.
 - Vegetation aligning the A6 provides the perception of separation from Great Glen to southern parts of the parcel.
 - Noise associated with the A6 apparent across most of parcel which reduces the tranquillity.

Table 4.38: Residential/Employment Sensitivity Ratings - GN4

GN4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Low-Moderate	Moderate

GN4	Residential Sensitivity Rating	Employment Sensitivity Rating
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement – north of A6	Moderate	Moderate
Form, density and setting of existing settlement – south of A6	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines – north of A6	Low-Moderate	Moderate
Views and visual character including skylines – south of A6	Moderate-High	Moderate-High
Perceptual and experiential qualities – north of A6	Low-Moderate	Low-Moderate
Perceptual and experiential qualities – south of A6	Moderate	Moderate-High

Summary of overall landscape sensitivity for GN4

The gently undulating landform with man-made interventions in the form of a dual carriageway and railway line with their associated embankments and cuttings serve to decrease the sensitivity of the parcel to residential and employment development. The limited historic features and the effects of modern development on time depth and rural character, along with recreational opportunities affected by the A6, also limit the sensitivity of the parcel to the development types.

To the north of the A6 the visual character and perceptual and experiential qualities are affected by the presence of London Road, the A6, and other development, which serve to reduce the sensitivity to the development types. However, in contrast, those elements are deemed to be higher in sensitivity to the south of the A6.

Features of importance to landscape character include those linear areas of vegetation aligning roads and the River Sence, as well as the integrated historic edge of Great Glen, which locally increase the sensitivity to residential and employment development types.

The overall sensitivity of the landscape within north-western parts of the parcel, to the north of the A6 is Low-Moderate for residential development and Moderate for employment development. The overall sensitivity of the landscape within southern parts of the parcel, to the south of the A6, increases slightly to Moderate for residential development and Moderate-High for employment development. The difference is brought about by the separation created by the A6 dual carriageway, which forms a physical and visual barrier between parts of the parcel and the difference in landscape character between the two areas.

Development management guidance for GN4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below.

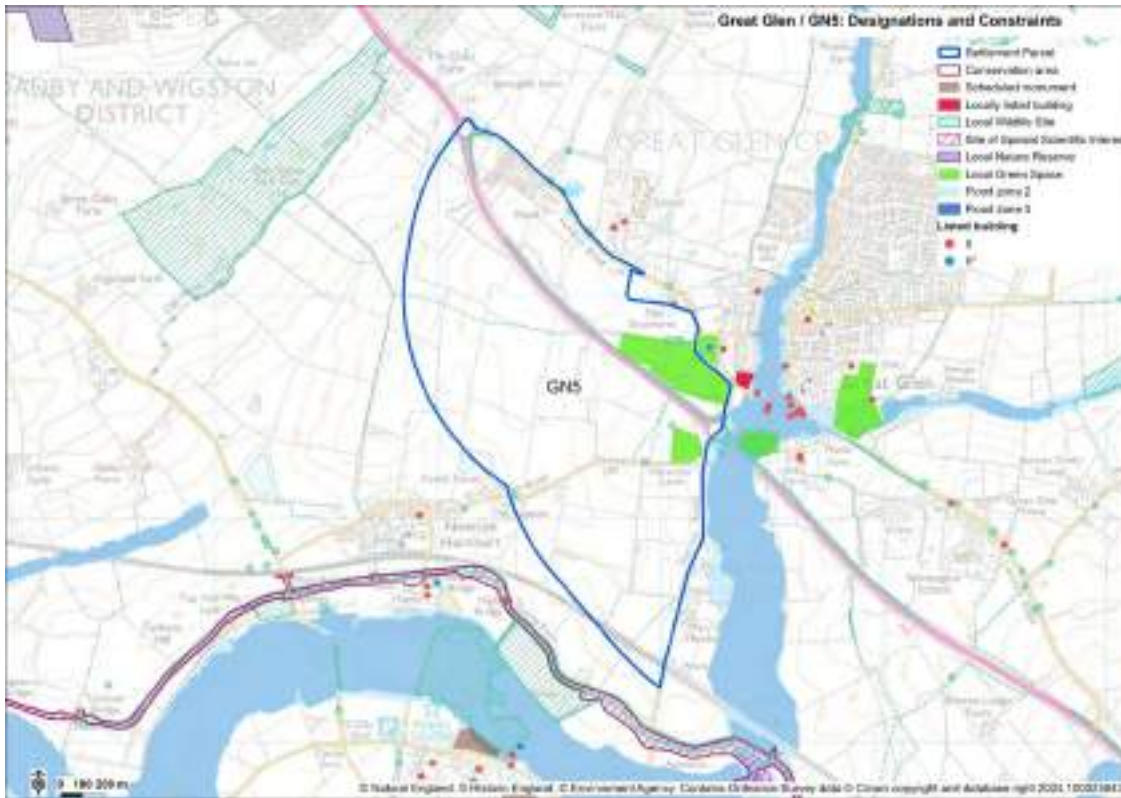
- Avoid locating development south of the A6, due to the physical and visual detachment from the settlement edge.
- Avoid locating development adjacent to the historic core of Great Glen to the north-west of the parcel.
- Avoid locating additional development along London Road and Station Road, which would further increase the perception of ribbon development.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Consider the potential to further enhance the River Sence corridor for the benefit of footpath users and local wildlife.

Area/Parcel: Great Glen / GN5

Figure 4.146: Great Glen / GN5 map



Representative photos

Figure 4.147: GN5-1 – View from a public right of way towards south-western edge of Great Glen



Figure 4.148: GN5-2 – View from a public right of way looking north-west towards Leicester



Figure 4.149: GN5-3 – View from a public right of way looking south-west towards Newton Harcourt



Figure 4.150: GN5-4 – View from Glen Road looking north-east towards the edge of Great Glen



Location and Landscape Character

The parcel lies to the west and south-west of Great Glen, defined by the London Road and the LCT boundary to the north, the settlement boundary to the north-east, Station Road to the east and to the south and west by the 1km parcel extents.

The parcel lies within LCA 5a Fleckney which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- The land is gently undulating with few dramatic changes in topography, influenced by the A6.
 - Agricultural land between two gently sloping valleys, with land falling to the eastern and western edges (96 and 101m AOD) and plateauing centrally at approx. 120m AOD.
 - Fields are predominantly medium to large scale, with a smaller pattern of fields between the A6 and London Road.
 - Topography influenced by man-made features including embankments along the A6, buildings along London Road and cuttings along the railway line.

Natural character

- An agricultural landscape with limited semi-natural features and influenced by manmade elements.
 - Mature vegetation aligns Glen Road and is located either side of the A6, as well as along the railway line.
 - Elsewhere, semi-natural features are limited to field boundaries, which are gappy in places.
 - Modern development includes ribbon development along London Road, the A6 and the railway line, all of which detract from the 'naturalistic' qualities of the landscape.

Historic landscape character

- A landscape with limited historic features and time depth.
 - No historic features within the parcel.
 - Adjacent to the historic core of Great Glen, including a visual relationship with the Church of St Cuthbert overlooking north-eastern areas of the parcel.
 - Historic field pattern affected by the A6, with some intensification through modern farming practices and encroachment by modern development.

Form, density and setting of existing settlement

- Historic settlement edge, influenced by ribbon development and separated by the A6 from land to south.
 - The historic edge of Great Glen is well integrated by the vegetation pattern and has limited relationship with the adjacent agricultural land.
 - Ribbon development along London Road creates the perception that the settlement edge begins at the roundabout junction with the A6.
 - Settlement edge is physically and visually separated from southern parts of the parcel by the A6 and its associated earthworks and vegetation.
 - Due to plateauing landform the parcel has limited relationship with Newton Harcourt and has limited intervisibility with the edge of the Leicester urban area due to intervening vegetation.

Access and recreation

- Recreational opportunities limited to rural footpaths dissected by the A6 and railway line.
 - Some local public rights of way cross the agricultural landscape, crossing the A6 at-grade.

- A rural public right of way crosses the railway line via a footbridge.

Views and visual character including skylines

- Northern parts visually contained, by vegetation along London Road and the A6, with southern parts more visually open.
 - Outward views from Great Glen curtailed by vegetation along London Road, with vegetation along the A6 visually enclosing the northern part of the parcel.
 - Southern areas of the parcel appear more open, with some distant views from higher land, including glimpses towards Newton Harcourt and the Leicester urban area.
 - Land between London Road and the A6 appears visually separate from land further south, due to the network of vegetation.

Perceptual and experiential qualities

- A relatively rural area to the south, with a number of human influences to the north.
 - Busy roads and ribbon development to the north detract from the rural qualities of the landscape.
 - Vegetation aligning the A6 provides the perception of separation from Great Glen to southern parts of the parcel.
 - Noise associated with the A6 apparent across whole of parcel which reduces the tranquillity.

Table 4.39: Residential/Employment Sensitivity Ratings - GN5

GN5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement – north of A6	Low-Moderate	Moderate
Form, density and setting of existing settlement – south of A6	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines – north of A6	Low-Moderate	Low-Moderate
Views and visual character including skylines – south of A6	Moderate-High	Moderate-High
Perceptual and experiential qualities - north	Low	Low
Perceptual and experiential qualities – south	Moderate	Moderate

Summary of overall landscape sensitivity for GN5

The gently undulating landform with man-made interventions in the form of a dual carriageway and railway line with their associated embankments and

cuttings serve to decrease the sensitivity of the parcel to residential and employment development. The limited historic features and the effects of modern development on time depth and rural character, along with recreational opportunities affected by the A6 and limited natural features, also limit the sensitivity of the parcel to the development types.

To the north of the parcel the visual character and perceptual and experiential qualities are affected by the presence of development aligning London Road and the A6, which serve to reduce the sensitivity to the development types. However, in contrast, those elements are deemed to be higher in sensitivity to the south of the A6.

Features of importance to landscape character include the integrated historic edge of Great Glen and linear areas of vegetation aligning roads, which locally increase the sensitivity to residential and employment development types.

The overall sensitivity of the landscape to the north of the A6 is **Low-Moderate** for residential development and **Moderate** for employment development. The overall sensitivity of the landscape within southern parts of the parcel increases slightly to **Moderate** for residential development and **Moderate** for employment development. The difference is brought about by the separation created by the A6 dual carriageway, which forms a physical and visual barrier between parts of the parcel and the difference in landscape character between the two areas.

Development management guidance for GN5

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below.

- Avoid locating development south of the A6, due to the physical and visual detachment from the settlement edge.

- Ensure that any new development along London Road maintains the perception of separation between Great Glen and the Leicester urban area.
- Preserve views and the setting of listed buildings along London Road, including the Church of St. Cuthbert (grade II* listed).

Summary Sensitivity Scores

Table 4.40: Landscape sensitivity scores

Area	GN1	GN2	GN3	GN4 (north)	GN4 (south)	GN5 (north)	GN5 (south)
Residential development	L-M	M	M-H	L-M	M	L-M	M
Employment development	M	M	M-H	M	M-H	M	M

Kibworth

Figure 4.151: Kibworth map



Location and description

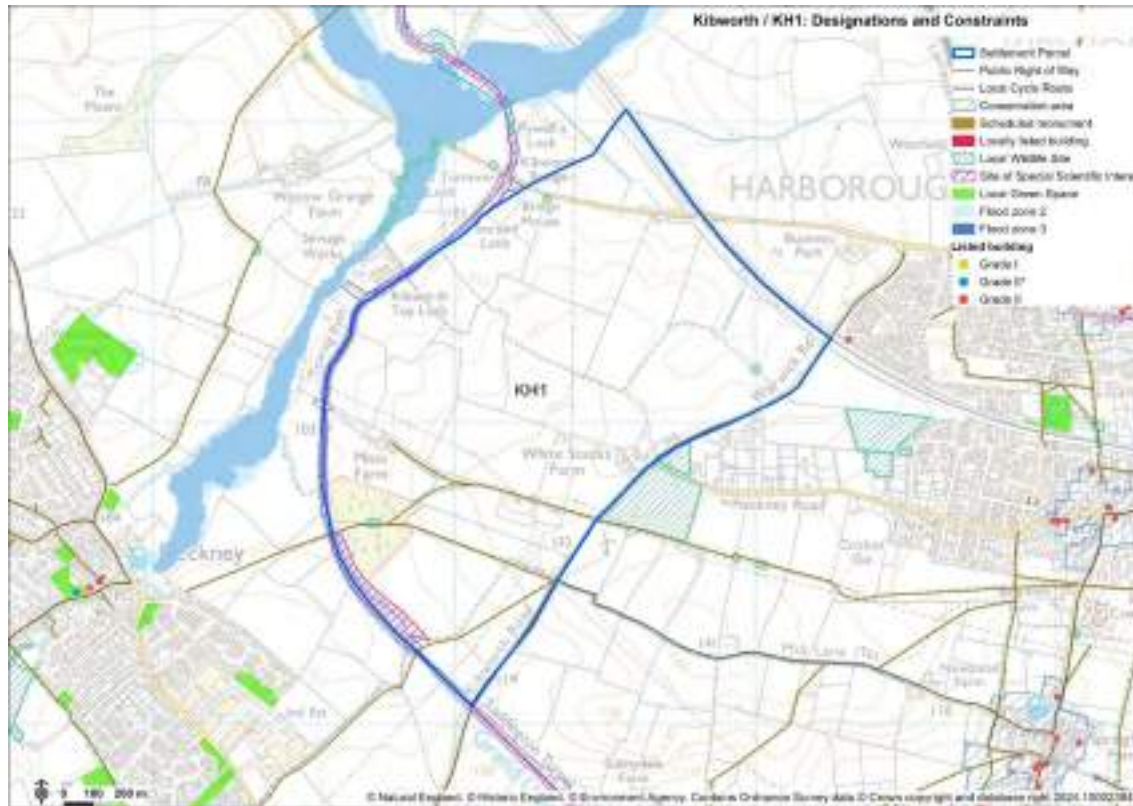
The rural village of Kibworth is located centrally within the district.

The village is made up of two halves, which include Kibworth Harcourt to the north and Kibworth Beauchamp to the south, which are recognised as Kibworth. The village is dissected by the Midland Main Line, however, there is no railway station within Kibworth. Both halves of the village have their own historic core with associated conservation areas, listed buildings and a scheduled monument. Modern development has largely extended the settlement west between Harborough Road (A6) and Warwick Road and to the east either side of the railway line. The historic core of Kibworth Harcourt forms the settlement edge to north with the historic core of Kibworth Beauchamp located centrally, spanning the railway line. The neighbouring village of Smeeton Westerby is located to the south of Kibworth.

The settlement edge is divided into six assessment parcels within a 1km buffer from the settlement edge.

Area/Parcel: Kibworth / KH1

Figure 4.152: Kibworth / KH1 map



Representative photos

Figure 4.153: KH1-1 – View from near Warwick Road facing south-west.



Figure 4.154: KH1-2 – View from a public right of way near to White Stacks Farm looking north-west.



Location and Landscape Character

The parcel lies to the west of Kibworth, defined by the Midland Main Line to the north, Warwick Road/Kibworth Road to the east and south-east and the Grand Union Canal along the remainder of the boundary.

The parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large-scale landscape with a gently undulating landform.
 - Higher land located along eastern settlement edges, (between 120-135m AOD), slopes gently towards the Grand Union Canal and Burton Brook (at 100m AOD).
 - Fields are predominantly medium to large scale and irregular, defined by hedgerows with scattered trees.
 - The railway line, along the northern boundary of the parcel, is located within a steep cut and steep embankments line parts of the Grand Union Canal.

Natural character

- An agricultural landscape with some semi-natural features, and also manmade influences.

- Landcover is predominantly arable fields with semi-natural features limited to field boundaries, vegetation surrounding farm buildings and riparian habitats along the Grand Union Canal (Kilby Foxton-Canal SSSI).
- Small, scattered blocks of woodland and mature trees line the Grand Union Canal.
- Mill Field Wood to the south-west of the parcel helps contribute positively to the landscape's character.
- Modern developments include a substation and associated overhead lines and Priory Business Park which detract from rural character.

Historic landscape character

- The landscape has a relatively limited time-depth.
 - Largely intact historic field pattern with some intensification through modern farming practices.
 - The Grand Union Canal (designated as a Conservation Area) is located along the southern periphery of the parcel.

Form, density and setting of existing settlement

- Sparsely settled landscape between Kibworth and Fleckney , with occasional infrastructure such as the railway which forms the eastern boundary.
 - The modern settlement edge is well integrated with the surrounding landscape, with vegetation along Warwick Road and Wistow Road.
 - The sparse settlement pattern, limited to scattered farmsteads, provides a rural, undeveloped backdrop to Kibworth.
 - The parcel contributes towards a sense of separation between Kibworth and Fleckney.

- A large electricity substation is located on the perimeter of Kibworth but separated from the built-up area of the village, and a railway forms the eastern boundary.

Access and recreation

- A landscape with varied access and some recreational opportunities.
 - No public access or recreational activities to the north of the area and limited public rights of way crossing agricultural land to south, connecting Kibworth to Fleckney.
 - Mill Field wood is open-access land and is valued for recreation in the local context.
 - The towpath of the Grand Union Canal provides a recreational route along the west edge of the parcel.
 - Local cycle route on the periphery, connecting Saddington to Wistow Road Kibworth.

Views and visual character including skylines

- Much of the landscape has an open character, with views from elevated locations to the east, seen in context of electrical infrastructure. Hedgerow boundaries provide enclosure in parts.
 - The elevated nature of eastern parts offers some open views west across the rural landscape towards the opposite valley.
 - The open character of the landscape results in intervisibility with the Kibworth settlement edge.
 - Open views often feature pylons on the skyline and glimpses of surrounding settlements.
 - The network of field boundary hedgerows and linear vegetation along the Grand Union Canal enclose parts of the parcel.

Perceptual and experiential qualities

- A relatively rural area, but influenced by main roads, the railway line and electrical infrastructure.
 - A number of busy roads, a railway line and electrical infrastructure, particularly close to Kibworth, detract from the rural qualities of the landscape.
 - Western parts are more remote and tranquil, particularly in proximity to the Grand Union Canal.

Table 4.41: Residential/Employment Sensitivity Ratings - KH1

KH1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Low-Moderate	Moderate
Historic landscape character	Low-Moderate	Moderate
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for KH1

The gently undulating landform with limited topographical interest and relatively large-scale field pattern, results in lower sensitivity to residential and employment development. Land-use is dominated by arable cultivation and consequently natural features are generally limited to field boundaries and tributaries. The lack of time-depth in the landscape and overt human influence (in the form of electricity infrastructure and busy transports routes) also indicates lower landscape sensitivity to development.

However, the sense of openness and expansive views across the agricultural landscape from select locations and intervisibility with adjacent valleys, increase sensitivity to these development types, particularly employment development. Recreational access to the landscape and the rural backdrop and sense of separation the landscape provides between Kibworth and Fleckney also indicate higher landscape sensitivity to development.

Features of importance to landscape character, such as the Grand Union Canal, Burton Brook and the open access land associated with Mill Field Wood, increase sensitivity to development locally.

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

Development management guidance for KH1

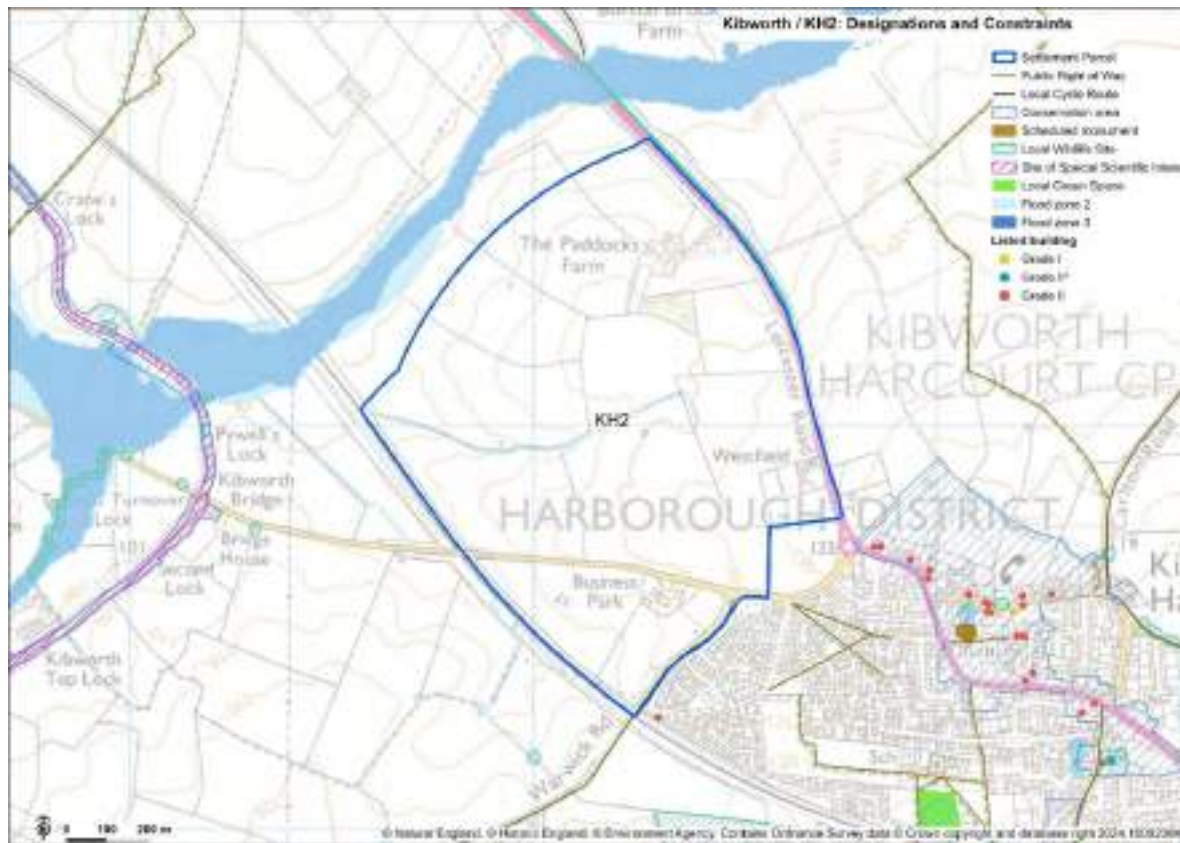
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough

provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development in proximity to the Grand Union Canal, to ensure that the landscape setting of the route is retained and respected for its users.
- Consider the potential to increase woodland or tree planting surrounding the substation, where locations of pylons and overhead lines allow.
- Avoid locating development where it appears physically and visual detached from the settlement and the landscape is more sensitive to development change, including areas furthest south within the parcel.
- Protect and strengthen sensitive landscape features including natural habitats surrounding the Grand Union Canal designated for its historic and biological importance (SSSI and Conservation Area) and Mill Field Wood.
- Maintain and enhance existing woodland trees surrounding the Midland Main Line railway.
- Consider the potential to strengthen recreational links between Kibworth and the Grand Union Canal.

Area/Parcel: Kibworth / KH2

Figure 4.155: Kibworth / KH2 map



Representative photos

Figure 4.156: KH2-1 – View from Wistow Road east towards the settlement edge.



Figure 4.157: KH2-2 – View from Warwick Road looking south across the business park development towards modern residential development on Warwick Road.



Location and Landscape Character

The parcel is located to the north-west of Kibworth, defined by the 1km buffer to the north-west, the Midland Main Line to the south-west and Leicester Road (A6) to the east.

The parcel lies within LCA 5a Fleckney within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large-scale landscape with a gently sloping landform.
 - Higher areas located along the settlement edge (135m AOD), slope gradually towards Burton Brook beyond the north-west boundary of the parcel (105m AOD).
 - Fields are mostly large in scale with a mixture of irregular and regular field patterns bound by hedgerows and hedgerow trees.
 - The Midland Main Line is located within a steep cut, whilst Leicester Road has gently sloping embankments.

Natural character

- An agricultural landscape with limited semi-natural habitats and prominent manmade influences.
 - Landcover is predominantly arable fields with semi-tree coverage limited to field boundaries and occasional in-field trees.

- Woodland is limited to a single block at Paddocks Farm.
- Mature vegetation lines the A6 Leicester Road.
- A business park is located in the south of the parcel off Wistow Road, and ongoing development in this area will further reduce the natural character of the landscape.

Historic landscape character

- Limited historic assets that contribute to the perceived time-depth of the landscape.
 - A landscape with relatively few historic features.
 - Predominantly intact historic field pattern with some intensification through modern farming practices.

Form, density and setting of existing settlement

- Sparsely settled area containing a business park, influenced by modern residential properties softened by trees and hedgerows on the edge of Kibworth.
 - The modern urban edge of Kibworth is generally softened by well-maintained new planting, field boundaries and hedgerow trees.
 - Sparsely settled, with a business park development located along Wistow Road on the perimeter of Kibworth which has an open, hard edge.

Access and recreation

- A landscape with no access or recreational opportunities.
 - No public rights of way are located within the parcel.

Views and visual character including skylines

- Open areas at elevated locations to the east, with more enclosure in flatter areas in north-west due to field boundary vegetation.
 - More elevated areas to the east of the parcel, particularly close to the settlement edge and from parts of Wistow Road are more open, with views across the wider landscape.
 - The network of field boundary hedgerows, as well as linear vegetation along the A6, enclose the landscape elsewhere.
 - A mostly undeveloped skyline void of any important landmark features, with the exception of some OHLs in the long distance.

Perceptual and experiential qualities

- A rural area, with some intrusive elements.
 - The A6 and railway which form the boundaries to the parcel, detract from the rural character of the landscape and decrease tranquillity.
 - The employment development to the south of the parcel is an intrusive modern element of the landscape.
 - Higher levels of tranquillity are experienced in the north-west of the parcel in proximity to Burton Brook.

Table 4.42: Residential/Employment Sensitivity Ratings - KH2

KH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low

KH2	Residential Sensitivity Rating	Employment Sensitivity Rating
Form, density and setting of existing settlement	Low-Moderate	Low-Moderate
Access and recreation	Low	Low
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for KH2

The gently sloping landscape and large-scale field patterns contribute to a reduced sensitivity to residential and employment development. Due to the dominance of agricultural land use, semi-natural habitat is limited to hedgerow boundaries marked by mature hedgerow trees. The landscape generally lacks time depth, although historic field patterns are predominantly well-maintained. The lack of recreational access to the landscape, and influence of infrastructure and development on the rural qualities of the landscape further reduce sensitivity to development.

However, existing vegetation surrounding residential properties integrates the settlement edge which increases the sensitivity to these development types. Away from the vegetated settlement edge, the open character and elevated nature of the settlement edge also increase sensitivity to both development types.

The overall sensitivity of the landscape in this area was assessed as **Low-Moderate** to residential and **Low-Moderate** to employment development.

Development management guidance for KH2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development where it appears physically and visual detached from the settlement and the landscape is more sensitive to development change, including areas furthest north within the parcel.
- Areas of slightly lower landscape sensitivity to development change include the lower extents of the parcel to the south where existing employment and residential development characterise the settlement edge.
- Avoid locating development on open areas at elevated locations to the east with intervisibility with the surrounding area.
- Protect and strengthen sensitive landscape features including semi-natural features such as hedgerows and mature hedgerow trees along the Midland Main Line Railway and Wistow Road.
- Consider the potential to plant and enhance existing hedgerows to the south of Wistow Road to screen views of the new business park development and the settlement edge.

Area/Parcel: Kibworth / KH3

Figure 4.158: Kibworth / KH3 map



Representative photos

Figure 4.159: KH3-1 – View from a public right of way in the centre of the parcel looking north.



Figure 4.160: KH3-2 – View from public right of way in the centre of the parcel looking south towards the settlement edge.



Location and Landscape Character

The parcel is located to the north of Kibworth, defined by the 1km buffer to the north, Leicester Road (A6) to the west and north-west and Carlton Road to the east.

The parcel lies within LCA 2d Great Glen to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium-scale landscape with a gently sloping and undulating landform.
 - Land along the settlement edge (125-135m AOD) and north of Kibworth Hall (145m AOD) slopes gently north-west towards Burton Brook (105m AOD).
 - Fields are medium to large in scale with a mixture of irregular and regular field patterns bound by hedgerows and hedgerow trees.
 - Some smaller fields are located near the settlement.
 - Leicester Road, which forms the western boundary, has gently sloping embankments.

Natural character

- A mixed agricultural landscape of pastoral and arable fields, with limited semi-natural habitats.

- Landcover is predominantly arable fields with semi-natural features limited to field boundaries and occasional in-field trees.
- Tree coverage occurs along field boundaries, with a high density of mature hedgerow trees in the south of the parcel.
- Lines of mature and vegetation border the A6 Leicester Road to the north-west of the parcel.

Historic landscape character

- Historic features such as ridge and furrow, small irregular field patterns increase sense of time depth.
 - Predominantly intact historic field pattern with some intensification through modern farming practices.
 - Some more irregular field patterns, historic fishponds and areas of ridge and furrow all increase sense of time depth.
 - Pastoral fields associated with parkland at Kibworth Hall (Grade II listed) mark the north-west boundary also contribute to the historic character.
 - The medieval core of Kibworth Harcourt (designated as a conservation area) extends into the parcel to include farmlands formerly attached as arable strips to the historic properties on the settlement edge.

Form, density and setting of existing settlement

- Rural, unsettled landscape influenced by the historic residential edge of Kibworth.
 - Rural landscape on the northern edge of Kibworth, bound by Leicester Road and Carlton Road.
 - Kibworth's settlement edge is mostly historic, with some more modern infill, and is predominantly softened by field boundaries and hedgerow trees.

Access and recreation

- A landscape with limited access or recreational opportunities.
 - One public right of way crosses the agricultural land connecting Kibworth to Burton Overy.
 - Jubilee Green public open space, located on the settlement edge, adjoins the parcel.

Views and visual character including skylines

- The landscape is enclosed by field boundary vegetation, with open views from elevated locations to the east.
 - The slight decrease in elevation from east to west offers occasional long-distance views across the rural landscape to an undeveloped skyline.
 - The network of field boundary hedgerows and linear vegetation along the A6 and Carlton Road enclose the landscape.

Perceptual and experiential qualities

- A rural area, locally influenced by the A6.
 - A rural agricultural landscape, which is relatively remote and tranquil, particularly in the north and east.
 - Traffic and movement on the A6 Leicester Road, on the western boundary of the parcel, locally detract from the rural character of the area.

Table 4.43: Residential/Employment Sensitivity Ratings - KH3

KH3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	High	High
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for KH3

The gently sloping landform, medium to large scale field patterns, and more enclosed areas to the south, alongside limited recreational access and noise and movement of traffic along the A6 in the west, all contribute to a reduced sensitivity to residential and employment development. Due to the dominance of agricultural land use, semi-natural habitat is limited to hedgerow boundaries marked by thick hedgerow trees.

The strong sense of time depth in the landscape, historic settlement edge of Kibworth Harcourt which is well-integrated with the surrounding landscape and moderate rural character increase sensitivity to both development types.

The overall sensitivity of the landscape in this area was assessed as **Moderate-High** to residential development, with the overall sensitivity of the landscape to employment development also being assessed as **Moderate-High**.

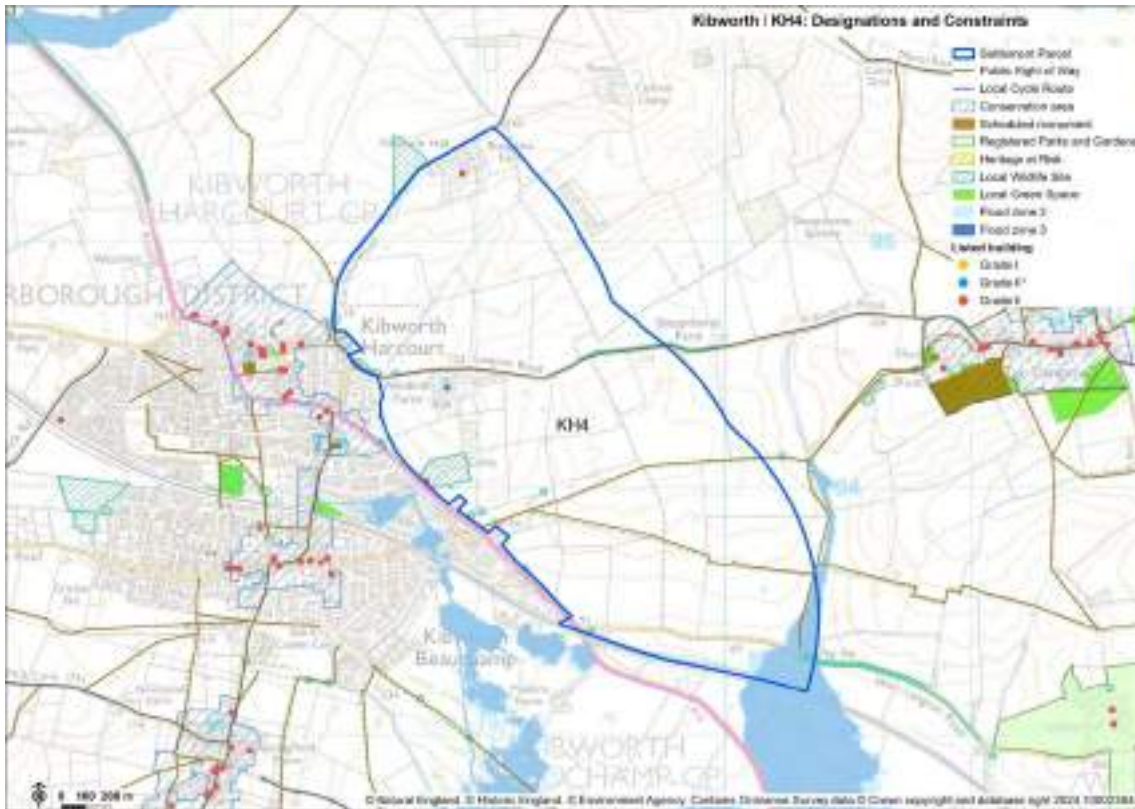
Development management guidance for KH3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on farmland attached as arable strips to historic properties on the edge of Kibworth and in proximity to the conservation area.
- Protect the setting of Kibworth Hall, although the historic estate is located in the adjacent parcel, it still has a visual influence on the landscape.
- Protect and strengthen sensitive landscape features including semi-natural features such as hedgerows and mature hedgerow trees in order to retain the predominantly intact historic field pattern.
- Consider the potential to screen views from the footpath that extends from Carlton Road from any new potential developments.
- Retain and enhance existing trees along the historic settlement edge.

Area/Parcel: Kibworth / KH4

Figure 4.161: Kibworth / KH4 map



Representative photos

Figure 4.162: KH4-1 – View from public right of way facing west from the parcel edge towards Kibworth.



Figure 4.163: KH4-2 – View from Windmill Farm Park looking south-east.



Location and Landscape Character

The parcel lies to the east of Kibworth, defined by Carlton Road and Kibworth Hall to the north, the 1km buffer to the east, and the Midland Main Line railway to the south.

The parcel lies within LCA 2e Shangton to East Langton which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large-scale landscape with an undulating topography.
 - Land along the settlement edge (90-105m AOD), and along two small brooks in the south (85-90m AOD), rises towards Windmill Farm and Kibworth Hall (135-145m AOD).
 - Fields are generally medium to large in scale and regular, defined by hedgerows with hedgerow trees of varying density.

Natural character

- The landscape is dominated by agricultural land use with limited areas of semi-natural habitats, and some manmade influences.
 - Landcover is characterised by arable fields with semi-natural features limited to hedgerow and stream boundaries.

- Small deciduous woodland blocks are located around Kibworth Hall and between Carlton Road and Langton Road, with a coniferous woodland south of Windmill Farm.
- Mature hedgerow trees contribute to the natural character of the landscape, including oaks, and specimen ash trees close to the settlement edge.
- Modern farm buildings and leisure activity infrastructure around Windmill Farm detract from the rural character locally.

Historic landscape character

- Several historic features contributing to a sense of time depth.
 - The historic field pattern remains largely intact, with some ridge and furrow, except to the north of the parcel, where there is evidence of 20th-century field amalgamation.
 - Limited parts of the historic core of Kibworth Harcourt (designated as a conservation area) lie adjacent to the parcel.
 - Scheduled monument and Grade II* listed Kibworth Harcourt Mill (1711) and Grade II Kibworth Hall (c.1825) contribute to the historic time depth of the parcel.
 - Agricultural intensification has removed much of the historic parkland associated with Kibworth Hall.

Form, density and setting of existing settlement

- The modern settlement edge is mostly well integrated with the surrounding rural area, except to the south at Kibworth Business Park.
 - The residential settlement edge is mostly modern (with limited parts to the north forming adjacent to the conservation area).
 - The settlement edge is well-integrated with the surrounding landscape by mature hedgerow trees along the A6 Harborough Road.

- Kibworth Business Park, to the south, has an exposed, hard edge.
- The low elevation of settlement relative to wider landscape increases its sensitivity development.

Access and recreation

- A landscape with some access and recreational opportunities.
 - Two public rights of way cross the south of the parcel, connecting Kibworth to Tur Langton and East Langton.
 - Recreational activities at Windmill Farm include an outside play area.
 - Local cycle route from Kibworth Harcourt to Tur Langton along Langton Road.

Views and visual character including skylines

- Open views are afforded across the parcel, particularly from elevated locations, with other areas more enclosed by the undulating topography and field boundary vegetation.
 - The undulating nature of the landscape offers some open views across the parcel.
 - Low hedgerow, particularly in the south of the parcel, afford greater intervisibility with the surrounding landscape.
 - The network of field boundaries and tall hedgerows encloses views elsewhere.
 - Where open views are possible low voltage powerlines along the skyline are visible.

Perceptual and experiential qualities

- A rural landscape, influenced locally by the A6 and the railway line.

- A rural landscape, which is relatively remote and tranquil, particularly away from the settlement edge.
- Noise and movement along the A6 Harborough Road disrupt tranquillity locally.
- The Midland Mainline railway line is located on the edge of the parcel and detracts from the rural character of the landscape locally.

Table 4.44: Residential/Employment Sensitivity Ratings - KH4

KH4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate	Moderate-High
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for KH4

The limited recreational opportunities, and influence of the A6 and Midland Main Line railway on the perceptual qualities of the landscape, reduce the sensitivity of the parcel to any potential residential and employment development. Land

use is dominated by agriculture and therefore semi-natural habitats are generally limited to hedgerow boundaries.

The settlement edge is largely formed of modern housing (with a small area in the conservation area) although mature trees integrate it with the rural landscape increasing sensitivity to development. Historical features of varying age provide a sense of time depth to the landscape, whilst open views across the agricultural landscape, and the undulating landform with areas of sloping topography, all increase sensitivity.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development assessed as being **Moderate-High**, due to undulating nature of the landscape and the potential influence upon the well-integrated settlement edge.

Development management guidance for KH4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Conserve the setting of the historic buildings of Kibworth Harcourt Mill and Kibworth Hall.
- Protect and strengthen sensitive landscape features including mature trees along the settlement edge and within hedgerows, and small deciduous woodland blocks scattered through the landscape.
- Preserve views towards Kibworth Harcourt Mill, a landmark feature of the landscape.
- Consider the potential to enhance landscape integration of the settlement edge around Kibworth Business Park.

Area/Parcel: Kibworth / KH5

Figure 4.164: Kibworth / KH5 map



Representative photos

Figure 4.165: KH5-1 – View from Birdie Close south towards Kibworth Golf Course.



Figure 4.166: KH5-2 – View from Harborough Road looking west towards Kibworth.



Location and Landscape Character

The parcel is located to the south-east of Lutterworth and the adjoins the committed Strategic Development Area (employment), along its northern boundary. The A4304 (Lutterworth Road) forms the north-eastern boundary, with the western boundary following the M1 and the LCA boundary.

The future baseline scenario is shown in grey hatched boxes for select criterion only.

The parcel lies within LCA 10c Walcote to Swinford and North Kilworth, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium-scale landscape with a relatively flat topography.
 - A largely flat landform lying between 85m-95m AOD crossed by several small brooks.
 - Fields, bound by hedgerows, are predominantly medium to large in scale with some smaller-scale fields located in the south.

Natural character

- An agricultural landscape with Kibworth golf course forming a notable peri-urban feature in the centre of the parcel.

- Agricultural landcover is mostly pastoral and arable fields, with semi natural features limited to hedgerow boundaries, lining brooks and around farmsteads.
- Kibworth Golf Club detracts from the natural character of the landscape. However, it contains several deciduous woodland blocks identified as priority habitats.

Historic landscape character

- A landscape with limited time-depth and no designated historic features.
 - Kibworth Golf Course has substantially altered the historic field pattern of the parcel in central areas.
 - Elsewhere within the field boundaries have remained largely intact.

Form, density and setting of existing settlement

- Modern development on the settlement edge is generally well integrated, and the parcel provides a relatively rural backdrop to the settlement.
 - The modern residential character of the settlement edge is generally well-integrated with the surrounding landscape by mature trees.
 - The railway line and vegetation aligning it also provide some separation between the parcel and settlement.

Access and recreation

- A landscape with some access and recreational opportunities.
 - Two footpaths provide access to the landscape from Kibworth, one along Debdale Lane and another across Kibworth Golf Course.
 - Kibworth Golf Course, with its associated club house and driving range, occupy a substantial portion of the parcel, but is only open to private membership.

Views and visual character including skylines

- An open landscape, with views often seen in the context of electricity infrastructure.
 - An open landscape, due to the medium to large-scale of fields and low hedgerows, limited in part by vegetation within the golf course.
 - The slightly elevated nature of the A6 permits views across the parcel.
 - Views often feature pylons on the skyline but the settlement edge of Kibworth is only visible intermittently from the edge of the golf course.

Perceptual and experiential qualities

- A relatively rural area influenced by electrical infrastructure, the railway and formal recreational land use.
 - The A6, Kibworth Golf Course, railway line and electrical infrastructure crossing the parcel, detract from the rural qualities of the landscape.

Table 4.45: Residential/Employment Sensitivity Ratings - KH5

KH5	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Moderate

KH5	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for KH5

The relatively flat topography and limited natural character of the landscape of this parcel, which is dominated by a golf course, lower the sensitivity of the landscape to potential residential and employment development. Electricity infrastructure, the railway and the A6 which run through the parcel further lower landscape sensitivity to development.

However, the generally well-integrated settlement edge and open character of the landscape, with occasional views across the landscape increase sensitivity to local development.

The overall sensitivity of the landscape in this parcel to residential development is **Low-Moderate** with the overall sensitivity of the landscape to employment development assessed as **Moderate** due to the increased visibility of this scale of structure in the relatively flat landscape.

Development management guidance for KH5

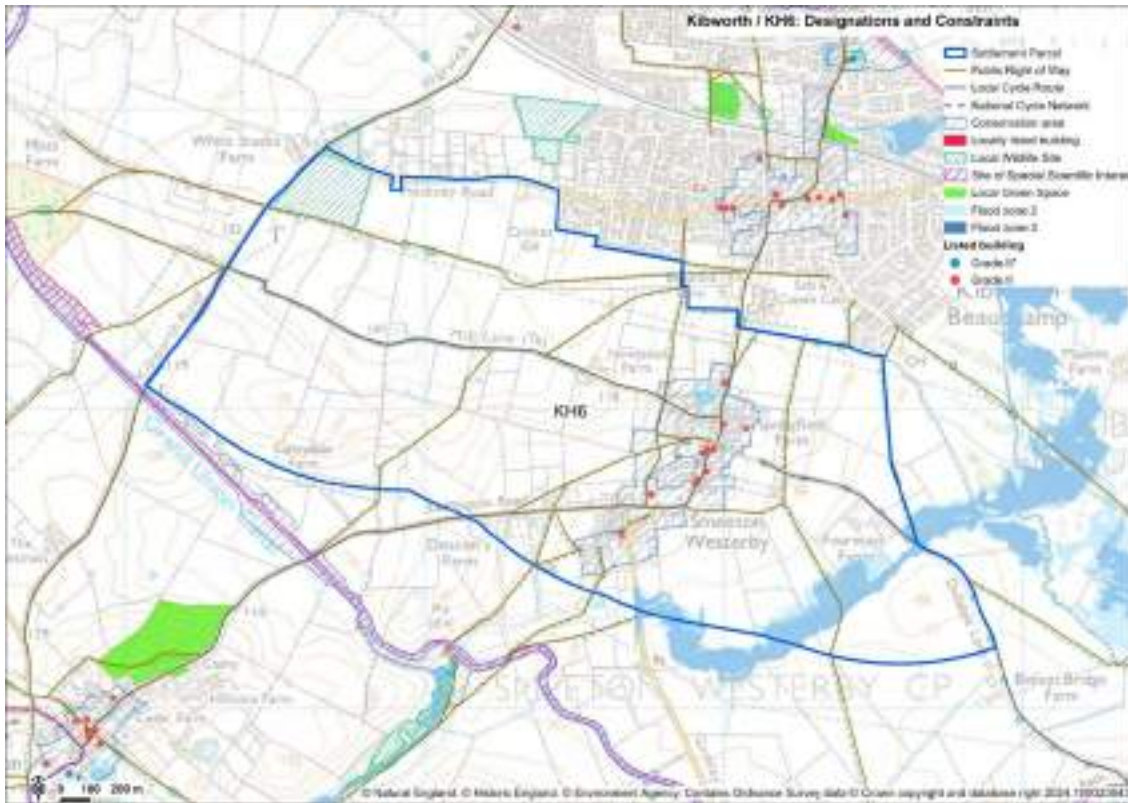
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Protect and strengthen sensitive landscape features, including the deciduous woodland blocks within the Kibworth golf course.
- Protect and strengthen sensitive landscape features, including, hedgerows, trees and vegetation aligning Langton Brook.
- Consider the potential to increase woodland or tree planting surrounding the sewage works.

Area/Parcel: Kibworth / KH6

Figure 4.167: Kibworth / KH6 map



Representative photos

Figure 4.168: KH6-1 – View from the Mill Lane public right of way looking towards the settlement edge of Kibworth.



Figure 4.169: KH6-2 – View from the Mill Lane looking south-east toward the settlement edge of Smeeton Westerby.



Location and Landscape Character

The parcel lies to the south of Kibworth and incorporates the village of Smeeton Westerby. The parcel is defined by Debdale Lane to the south-east, the 1km buffer to the south and Kibworth Road to the west.

The parcel lies within LCA 5b Kibworth within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A large-scale landscape with an undulating landform.
 - An undulating landform that slopes down from the west (130-141m AOD), towards Debdale Lane in the east (95m AOD).
 - Fields, bound by hedgerows, are predominantly medium to large in scale, with some smaller-scale fields close to Smeeton Westerby and south of Mill Lane.

Natural character

- An agricultural landscape with limited semi-natural features and priority habitats, with notable manmade influences.
 - Landcover is predominantly arable, with semi-natural features limited to hedgerow boundaries and vegetation surrounding brooks and farmsteads.

- Equestrian paddocks along Mill Lane detract from the natural character.
- Woodland is limited to small deciduous copses, a small traditional orchard and mature hedgerow trees.
- Existing developments including a wind turbine and electricity pylons detract from the natural character of the parcel.

Historic landscape character

- An intact field pattern and historic features provide time-depth to the landscape.
 - Largely intact historic field pattern with some areas of ridge and furrow.
 - Intensification of the field pattern due to equestrian practices detracts from historic character.
 - The historic core of Smeeton Westerby (designated as a conservation area) contains several listed buildings including the Church of Christ (c.1848).
 - The Grand Union Canal (designated as a conservation area) abuts part of the southern boundary.

Form, density and setting of existing settlement

- Rural, settled landscape containing the village of Smeeton Westerby and with influences from the modern urban edge of Kibworth The parcel plays an important role in providing separation between villages of Kibworth and Smeeton Westerby.
 - Modern residential development, including newly built housing, on edge of Kibworth is exposed in places, with integration provided elsewhere by retained fields boundaries and garden vegetation.
 - The landscape provides an important backdrop to the historic settlement of Smeeton Westerby, with vistas from Main Street to the surrounding area.

- The landscape plays an important role in providing separation between Kibworth and Smeeton Westerby.
- Equestrian paddocks located along Kibworth's settlement edge, add a peri-urban character to the landscape in this locality.

Access and recreation

- A landscape with some access and recreational opportunities.
 - A network of public footpaths crosses the landscape in all directions, and a bridleway is located along Debdale Lane.
 - A cricket ground provides formal recreational opportunities.

Views and visual character including skylines

- An open landscape, with enclosure provided in parts by hedgerow and hedgerow trees. Views are often seen in the context of electricity infrastructure.
 - Far-reaching views afforded from elevated locations in the west, and from field gates and gaps in the hedgerows.
 - More elevated slopes in the west are visually prominent.
 - Open views often feature pylons on the skyline and glimpses of surrounding settlements.

Perceptual and experiential qualities

- A relatively rural area, where perceptual qualities are influenced by the presence of large-scale electrical infrastructure.
 - Relatively rural, influenced by residential development on the edge of Kibworth, a medical centre, a school and associated playing pitches, and equestrian facilities. .

- Electrical infrastructure (including several overhead lines and a wind turbine), detract from the rural qualities of the landscape.

Table 4.46: Residential/Employment Sensitivity Ratings - KH6

KH6	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for KH6

Land use is predominantly arable, with horse paddocks in proximity to the settlements, and natural features limited to field boundaries and brooks. Existing development (including overhead lines and a pylon), lower the sensitivity of potential residential and employment development.

However, the substantial time-depth of the landscape, the rural backdrop the landscape provides to both Kibworth and Smeeton Westerby increases sensitivity to development. The locally valued recreational opportunities in the

landscape, occasional long-distance views across the landscape, also increases landscape sensitivity. The area between Kibworth and Smeeton Westerby is particularly sensitive due to the role it plays in providing physical and visual separation between the settlements,

Landscape sensitivity may be lower where existing modern housing is exposed on the southern edge of Kibworth and development could enable a smoother transition with the surrounding landscape.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development also assessed as **Moderate-High**.

Development management guidance for KH6

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Areas of slightly lower landscape sensitivity to development change include the area in the north-west of the parcel adjacent to existing modern settlement edge.
- Avoid locating development in the south-west where the parcel is more open with far reaching views to the wider landscape.
- Avoid locating development in the rural area between Kibworth and Smeeton Westerby to maintain the rural gap between the two villages, avoiding settlement coalescence.
- Protect the historic core of Smeeton Westerby and the setting of the conservation area.

Summary Sensitivity Scores

Table 4.47: Landscape sensitivity scores

Area	KH1	KH2	KH3	KH4	KH5	KH6
Residential development	L-M	L-M	M-H	M	L-M	M-H
Employment development	M	L-M	M-H	M-H	M	M

Billesdon

Figure 4.170: Billesdon map



Location and description

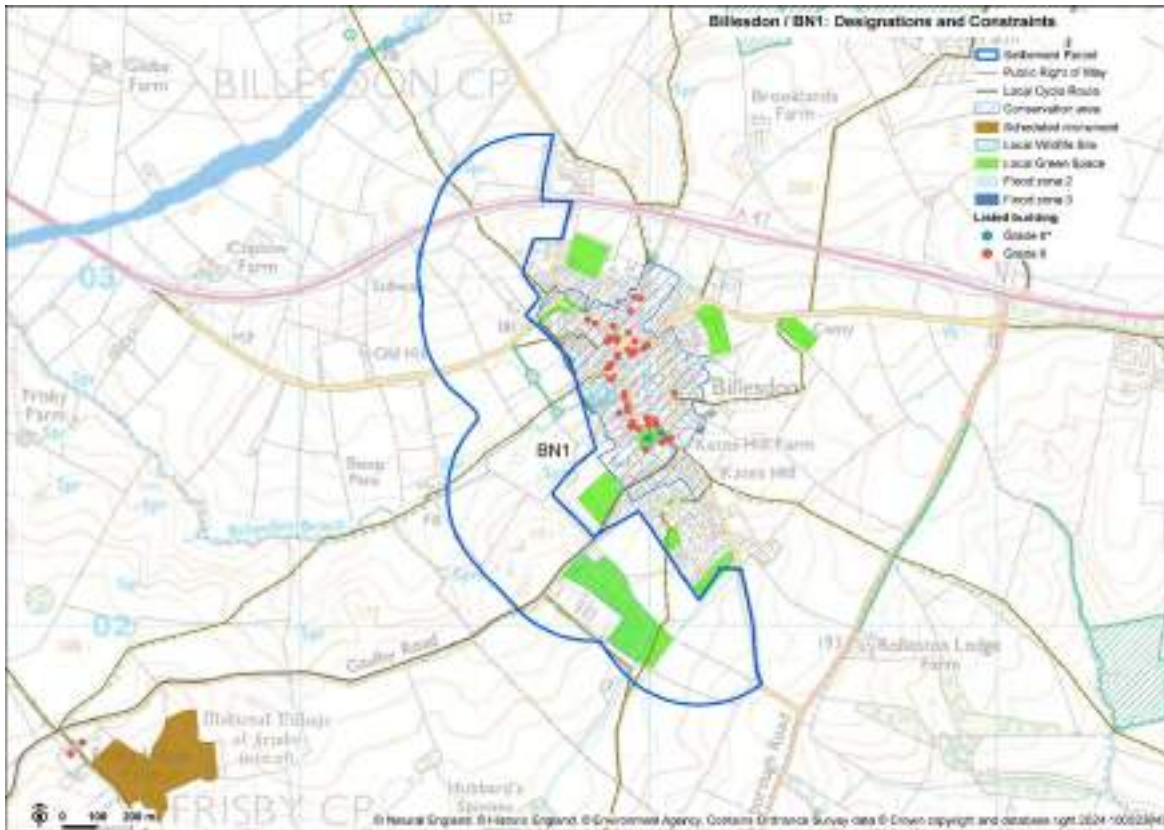
The rural village of Billesdon is located in the north of the Harborough district.

The historic core of Billesdon is oriented around the circular road system formed by Church Street and Brook Lane, and spreads to the north and south along Leicester Road, Gaulby Lane and Rolleston Road respectively. Infill development has occurred within the historic core, as well as modern 20th century residential expansion to the north and south, with 21st century development extending along Coplow Lane.

The settlement edge is divided into two parcels falling to the east and west of the village, within a 0.3km buffer from the settlement edge.

Area/Parcel: Billesdon / BN1

Figure 4.171: Billesdon / BN1 map



Representative photos

Figure 4.172: BN1-1 – View north from Rolleston Road looking across farmland towards settlement.



Figure 4.173: BN1-2 – View from a public right of way looking south-west along Billesdon Brook valley bottom.



Location and Landscape Character

The parcel lies to the west of Billesdon. The north-eastern boundary is defined by Coplow Lane and a portion of the A47. The boundary to the south is defined by Rolleston Road.

This parcel lies within LCA 2d Burton Overy to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Rolling topography with medium scale fields and some areas of localised topographical interest.
 - The landform fluctuates between 165m AOD in the north and 190m AOD (at Gaulby Lane and the south-west of the parcel), falling and rising through valleys associated with small streams.
 - Medium scale pastoral fields with occasional larger, flatter arable fields are defined by hedgerows with scattered trees in northern and southern areas of the parcel.
 - Billesdon Brook and Burton Brook run east-west across the landscape in gentle valleys occupied by smaller-scale, enclosed landscapes.

Natural character

- A farmed, pastoral landscape with some arable fields and examples of semi-natural habitats.

- Farmland is divided by a dense network of hedgerows interspersed with large, mature trees.
- Woodland cover includes copses and tree belts lining the two brooks and the deciduous woodland at Billesdon Woodland Pool Nature Reserve (priority habitat).
- Wetland habitats are present at the two watercourses as well as the nature reserve.

Historic landscape character

- The historic field pattern and close association to the historic core of Billesdon contribute to the time-depth of the landscape.
- Some retention of the historic field pattern, although piecemeal enclosure is impacted by the A47 to the north of the parcel.
- Large areas of ridge and furrow contribute to time depth.
- A portion of the landscape lies directly adjacent to the retained historic settlement edge. (Billesdon Conservation Area).

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to the historic settlement edge.
- The historic, village edge is well-integrated with the surrounding landscape through mature trees and hedgerows.
- Burton Brook valley and the sparse settlement pattern associated with farms, provides a rural, undeveloped backdrop to the historic core of the village.
- Modern residential development along the settlement to the south and ribbon development along Coplow Lane is softened by trees.

Access and recreation

- A landscape with some access and recreational opportunities.
 - A network of public right of way connects the village with the surrounding landscape.
 - Billesdon Woodland Pool Nature Reserve is open to the public.

Views and visual character including skylines

- The open character of elevated areas, contrasts with enclosure within the valleys due to rolling landform and vegetation.
 - Valley bottoms have a sense of enclosure, with views contained by localised ridgelines and dense riparian vegetation.
 - Northern and southern areas of the parcel are typically more open and exposed, with views across rolling farmland filtered by trees and woodland and some intervisibility with adjoining landscapes.
 - Generally undeveloped skylines, but with the Billesdon settlement edges and the church spire visible.

Perceptual and experiential qualities

- A relatively rural area influenced by the A47 in the north.
 - A landscape dominated by pastoral landcover with a strong rural character and limited human development.
 - Central areas, primarily the Billesdon Brook valley, are an enclosed, intimate landscape with strong naturalistic qualities, locally enhancing rural qualities and tranquillity.
 - Traffic on local roads and the A47 is audible and visible amongst the rolling farmland to the north, reducing tranquillity experienced in the landscape.

Table 4.48: Residential/Employment Sensitivity Ratings - BN1

BN1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural character	Moderate	Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for BN1

The A47 locally detracts from rural character and tranquillity results in lower sensitivity to residential and employment development. There are areas with a strong sense of visual enclosure which is generally an indicator of lower landscape sensitivity, however these are generally associated with the relatively intimate and scenic valley bottoms.

The relatively high degree of time depth, associated with historic field patterns, ridge and furrow and the role parts of the parcel provide as a landscape setting to the historic core of Billesdon raises the sensitivity of the landscape to residential and employment development. Examples of semi-natural habitat features including the Billesdon Woodland Pool Nature Reserve and the two

brooks as well as recreational opportunities provided by the public right of way and the Nature Reserve also raise the sensitivity of the landscape to developmental change.

Areas locally important to landscape character are the small-scale pastoral fields within the Billesdon Brook Valley, accessed via a network of public rights of way, with relatively high levels of enclosure, intimacy and tranquillity, which form the landscape setting to the retained historic settlement edge of Billesdon.

The overall sensitivity of the landscape within the parcel to residential and employment development is **Moderate-High**.

Development management guidance for BN1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

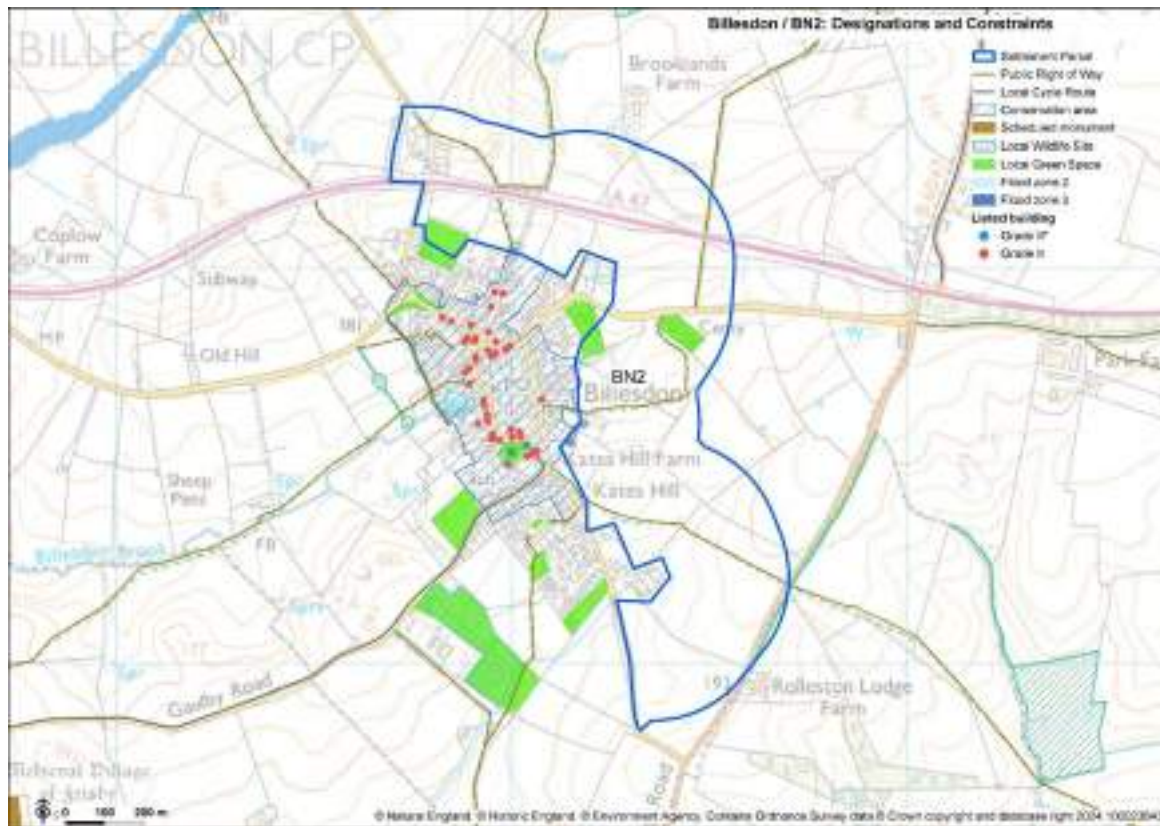
- Preserve and enhance the well-treed historic settlement edge to the west of Billesdon, and the adjacent landscape associated with Billesdon Brook which forms part of the landscape setting to the historic core.
- Consider the potential to enhance the brook corridors for the benefit of public right of way users and local wildlife.
- Avoid further development along Coplow Lane, where structures will be highly visible from adjacent landscapes.
- Consider the potential to integrate mitigating woodland planting along the A47, as seen along other parts of the route which will increase woodland cover in the landscape.
- Ensure that development respects the pattern of historic ridge and furrow and piecemeal enclosure.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Avoid development which is physically separate from the village, north of the A47.
- Conserve views towards the church spire which is a landmark in the wider landscape.

Area/Parcel: Billesdon / BN2

Figure 4.174: Billesdon / BN2 map



Representative photos

Figure 4.175: BN2-1 – View from public right of way near the cemetery looking south-west across pastoral farmland and towards the settlement edge.



Figure 4.176: BN2-2 – View near Rolleston Lodge Farm along Harborough Road (B6047) looking north-east.



Location and Landscape Character

The parcel lies to the east of Billesdon. The north-eastern boundary is defined by Coplow Lane and a portion of the A47. The boundary is defined by Rolleston Road to the south-west.

The parcel lies within LCA 1a Tilton on the Hill and Skeffington which is within LCT 1 Farmed Plateau Ridge Tops. This LCT is described as an open and elevated rolling plateau landscape with distinctive mounded hills and narrow tributary valleys, encompassing some of the highest areas of the district. An agricultural landscape with small springs and steams and elevated long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A rolling landform which is medium to large in scale.
 - The rolling landform typically rises from the settlement edge at 175m AOD to the parcel peripheries, at its highest to the north-east at approximately 208m AOD.
 - Kates Hill, east of Billesdon, is a distinctive feature within the wider rolling hills.
 - Fields are primarily medium-to-large scale in size, with a smaller field pattern at the historic settlement edges.
 - The A47 is located within an engineered cutting.

Natural character

- A mixed agriculture landscape of arable and pastoral landcover, with occasional semi-natural features.

- A mix of pasture and arable fields, defined by hedgerows and mature trees.
- Settlement edges are well vegetated with mature tree belts and deciduous woodland aligns the A47 (priority habitat).

Historic landscape character

- Some sense of time depth within the landscape, although this is impacted by transport and modern residential developments.
- Some retention of the historic field pattern, with large areas of ridge and furrow across the parcel, contributing to time depth.
- The settlement edge is historic, the landscape lying adjacent to Billesdon Conservation Area, although modern residential expansion and the A47 transport have a modernising influence.

Form, density and setting of existing settlement

- The rolling agricultural landscape provide a rural backdrop to the settlement edge which is softened by vegetation in places.
- Smaller scale pastoral fields adjacent to the historic settlement edge of Billesdon, and larger scale rolling arable fields beyond form a rural backdrop to the village.
- Modern residential development on the northern section of the settlement edge is softened by mature trees and hedgerows, while to the south, the edge is more exposed.
- Development within the parcel is limited to the cemetery, which is separated from the village and enclosed by tree belts aligning the road.

Access and recreation

- A landscape with some access and recreational opportunities.

- A number of public rights of way provide access to the landscape from the village edge.
- Local recreational opportunities include sports facilities on the village edge and the cemetery, which has a rural setting.

Views and visual character including skylines

- An open and exposed landscape with views across the landscape and enclosure associated with the rolling landform from lower elevations and in the north of the parcel.
- Localised ridgelines and woodland associated with the A47 enclose the landscape, curtailing views from lower elevations.
- Views across the parcel are relatively open from elevated positions, and in intermittent views from Rolleston, Uppingham and Harborough Road.
- Skylines are mostly undeveloped with mature tree belts forming horizons, interrupted by occasional telephone wires on wooden poles.

Perceptual and experiential qualities

- A relatively rural, undeveloped landscape influenced by the A47.
- A largely undeveloped, rolling farmed landscape with some rural character.
- Although it is relatively well screened by linear woodland, road noise from the A47 is audible across the parcel eroding tranquillity.

Table 4.49: Residential/Employment Sensitivity Ratings - BN2

BN2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for BN2

Landscape features contributing to natural character are limited to hedgerow boundaries with hedgerow trees. The sense of time depth within the landscape is impacted by modern residential development on the southern and northern edges of the village and the A47 which has a modernising effect on the landscape. These factors contribute to a lower landscape sensitivity to residential and employment development.

However, the undeveloped smooth rolling hills and smaller scale field pattern on the settlement edge, which provide a rural backdrop to the village, particularly where it adjoins the conservation area, raise the sensitivity of the parcel to development. The historic field pattern, with large areas evidencing retained

ridge and furrow, are important to historic landscape character and increase sensitivity to both development types.

Areas locally important to landscape character within the parcel include elevated hilltops, including Kates Hill.

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

Development management guidance for BN2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid locating development on higher elevations and steep slopes where structures will be highly visible from within the parcel and within the wider landscape.
- Protect and enhance deciduous woodland that aligns the A47, which limits the impacts of the major road on the landscape.
- Ensure that development respects the pattern of historic ridge and furrow.
- Protect locally important landscape features such as the small-scale pastoral fields which lie adjacent to the historic settlement edge.
- Consider the potential to integrate modern development, particularly to the south of the village through tree and woodland planting.
- Avoid development which is physically separate from the village, north of the A47.

Summary Sensitivity Scores

Table 4.50: Landscape sensitivity scores

Area	BN1	BN2
Residential development	M-H	M-H
Employment development	M-H	M-H

Great Bowden

Figure 4.177: Great Bowden map



Location and description

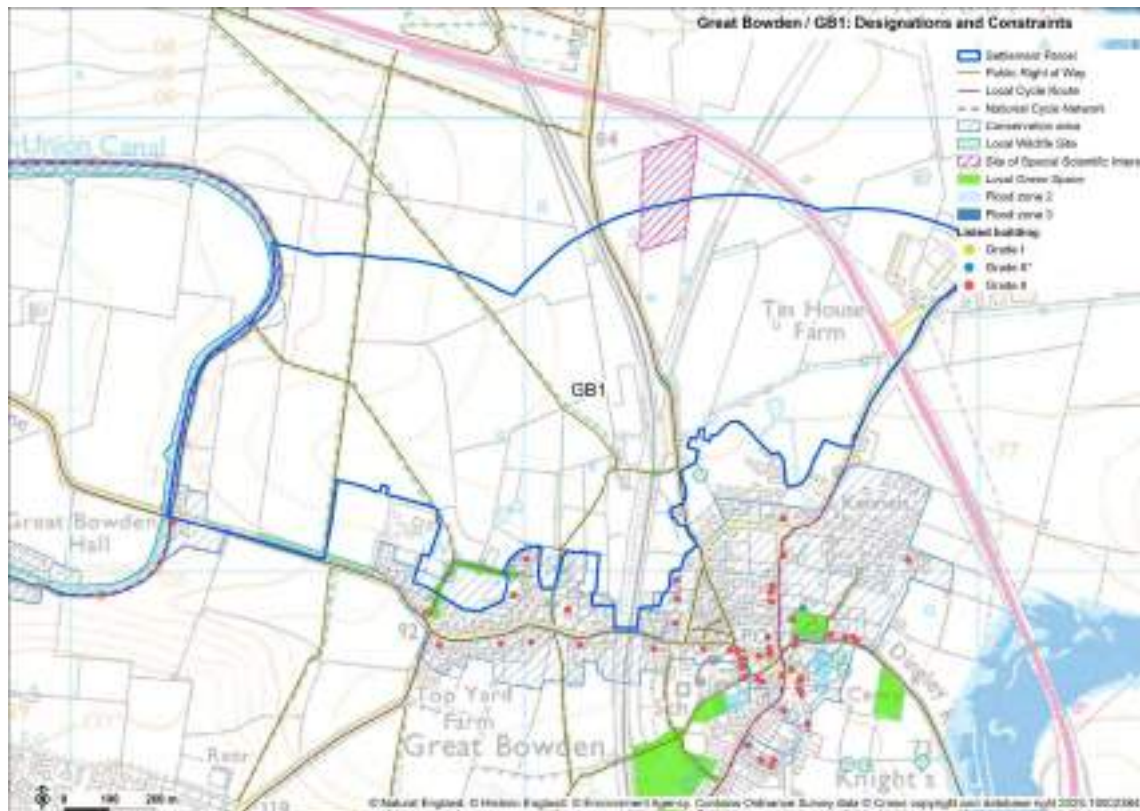
The historic village of Great Bowden is located to the south of the district in proximity to the northern settlement edge of Market Harborough.

The village is separated at their closest point from Market Harborough by the Midland Main Line, which dissects the village, and also by fields. Most of Great Bowden is designated as a conservation area, with the core of the village being centred around what is the main village green. The Grade I listed Church of St Peter and St Paul, and several Grade II listed buildings are located around the village green and Main Street. The historic core of Great Bowden forms the settlement edge to the east, with only limited expansion here. Modern development has largely extended the settlement south off Station Road, to the west of Welham Road and west along Leicester Lane..

The settlement edge is divided into four assessment parcels within a 0.5km buffer from the settlement edge.

Area/Parcel: Great Bowden / GB1

Figure 4.178: Great Bowden / GB1 map



Representative photos

Figure 4.179: GB1-1 – View from a public right of way looking west towards the settlement edge along Leicester Lane.



Figure 4.180: GB1-2 View from a public right of way adjacent to the Grand Union Canal looking south-east towards Great Bowden.



Location and Landscape Character

This parcel lies to the north of Great Bowden, defined by the Grand Union Canal (Market Harborough Arm) to the west, Leicester Lane to the south and Welham Road to the north-east.

The parcel lies within LCA 5c Market Harborough, which is within LCT 5 Settled and Farmed. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage. A small area of the parcel lies within LCA 7a Great Bowden to Welham, which is within LCT 7 River Valley Slopes. This LCT is described as mixed floodplain farmland within the flat and broad valley of the River Welland. It has a strong open, rural character and contains several historic villages.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A mixed scale landscape, gently falling west to east.
 - Land falls gently from the west of the parcel and canal at 100m AOD, to 80m AOD at the Midland Main Lane and levelling out to the east at Tin House Farm.
 - Smaller scale, enclosed pastoral fields located on the edge of Great Bowden, graduate into larger, more open and exposed arable fields to the north and west.
 - Manmade changes in levels and topography are associated with the Grand Union Canal, the Midland Main Line and the A6.

Natural character

- Mixed farmland with natural character associated with hedgerow boundaries, trees and linear woodland along the Grand Union Canal, Midland Mainline and A6.
 - Mixed landcover comprising arable and pasture farmland with field boundaries typically consisting of dense, mature hedgerows. Mature in-field trees are located adjacent to the railway.
 - Linear woodland and mature trees are associated with the road, rail and canal network (those at the junction of the operational and dismantled rail lines, noted as priority habitat).
 - The Great Bowden Borrow pit (designated as an SSSI for its grasses) is located on the northern edge of the parcel.

Historic landscape character

- The landscape has a sense of time depth related to the historical field pattern, and historic village at the parcel edge.
 - Retained ridge and furrow within a small-scale historic field pattern is apparent north of Great Bowden and contributes to a sense of time depth.
 - Some modern amalgamation of the field pattern in the north and west.
 - The historic core of Great Bowden and the Grand Union Canal (both designated as conservation areas) are located to the south and west of the parcel respectively.
 - Modernising influence of transport networks including the Midland Mainline running north to south through the centre of the parcel, and the A6 in the east.

Form, density and setting of existing settlement

- The landscape provides a rural backdrop to the settlement edge, much of which is historic.
 - The intact historic core of Great Bowden characterises much of the settlement edge.
 - Small-scale pastoral fields with a high density of wooded features provides a rural, naturalised setting to the historic core of Great Bowden, integrating it with the landscape.
 - New residential developments to the west and north have more abrupt settlement edges, with limited or under-mature vegetated buffers.

Access and recreation

- Access and recreation is provided by PRow and associated with the canal.
 - A dense network of well-used PRow connect the historic settlement edge and the adjoining farmland.
 - National Cycle Network Route 6 is located along the Grand Union Canal, which is also used for boating.
 - To the east of the railway a greenspace is associated with modern residential development.

Views and visual character including skylines

- A visually open and exposed landscape with areas of enclosure related to the historic core.
 - Open arable fields that characterise much of the parcel have a visual connection to the settlement and intervisibility with adjacent landscapes particularly to the north and north-east.
 - Views are contained by dense hedgerows and mature trees in proximity to the historic core of Great Bowden.

- Transport networks including the Grand Union Canal, the Midlands Main Line and the A6 are well screened by linear woodland and engineered levels.
- Rolling farmland with mostly undeveloped skylines.

Perceptual and experiential qualities

- A largely rural landscape influenced by the A6, the Grand Union Canal and Midland Mainline.
 - A landscape with some scenic value, with areas of relative remoteness and tranquillity, particularly to the north and west and along the canal.
 - Small-scale pastoral fields adjacent to the historic core of Great Bowden enhances rural character.
 - The Midland Main Line and the A6, both major transport networks, influence tranquillity locally.

Table 4.51: Residential/Employment Sensitivity Ratings - GB1

GB1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Moderate	Moderate

GB1	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for GB1

The relatively flat landform and large-scale field pattern reduces the sensitivity of the landscape to residential and employment development. Land use is predominantly associated with arable agriculture, although there are areas of pasture related to smaller-scale fields along the settlement edge of Great Bowden. The parcel is influenced by The Midland Main Line and the A6 which have a local influence on tranquillity and reduce landscape sensitivity to development.

However, the sense of openness in the northern areas of the parcel and the rural backdrop that the parcel provides to Great Bowden increases sensitivity to both development types. The historic character of the settlement edge of Great Bowden and the link to industrial history and recreational value of the Grand Union Canal (both designated as Conservation Areas) also indicate a higher sensitivity to development.

Natural features of importance with increased localised sensitivity to development include the Great Bowden Borrowpit SSSI, and the small scale, and the intimate field pattern with examples of ridge and furrow north of Great Bowden.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate-High** due to the potential visibility of this scale of development in the relatively flat open landscape.

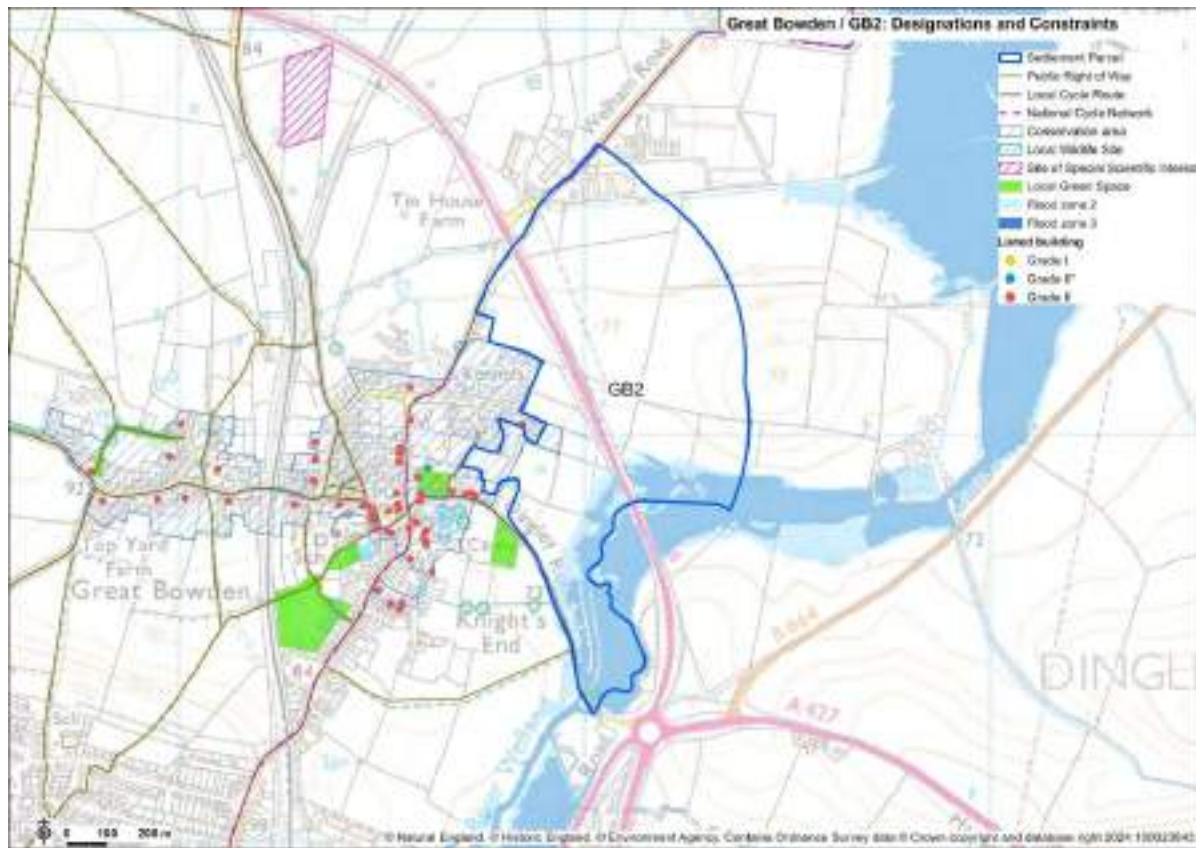
Development management guidance for GB1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Any new development should respect the historic core and intact historic settlement edge of Great Bowden, along with the adjoining small scale enclosed pastoral fields recognising that the landscape adjoining the settlement edge in this area is more sensitive to development change.
- Protect the setting of the Grand Union Canal.
- Protect areas of ridge and furrow.
- Protect and maintain the linear woodlands associated with the Midland Mainline, dismantled railway line, Grand Union Canal, and the Great Bowden Borrowpit (SSSI).
- Consider the potential to better integrate modern residential developments into the landscape, following patterns of planting and landscape form observed at the historic settlement edges in central areas of the parcel.
- Avoid development in large arable fields particularly to the north-west, where structures will be highly visible on the sloping landform and disrupt long-distance views and undeveloped skylines.

Area/Parcel: Great Bowden / GB2

Figure 4.181: Great Bowden / GB2 map



Representative photos

Figure 4.182: GB2-1 – View from Welham Road looking east



Figure 4.183: GB2-2 – View from Welham Road looking south-east



Location and Landscape Character

The parcel lies to the east of Great Bowden. It is defined by Welham Road to the north-west and extends to the 0.5km buffer before meeting the district boundary which forms the south-westerly extents of the parcel. The south-western boundary is drawn along Dingley Road.

The south-western part of the parcel lies within LCA 5c Market Harborough within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large scale settlement and a sense of time depth, associated with the area's industrial heritage. The north-eastern part of the parcel lies within 7a Great Bowden to Welham, which is within LCT 7 River Valley Floodplain. This LCT is described as mixed floodplain farmland within the flat and broad valley of the River Welland. It has a strong open, rural character and contains several historic villages.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A relatively flat landform rising to a low hill in the east.
 - Gently undulating landform at approximately 75m AOD rising steeply to form a low hill in the east to 90m AOD.
 - Fields are bound by hedgerows and are predominantly medium to large in scale, with some smaller fields adjacent to the settlement edge of Great Bowden.
 - The A6 is located within a shallow cutting, cutting across the parcel in a north-westerly direction.

Natural character

- An agricultural landscape with no designated natural features.
 - Landcover is predominantly pastoral fields with natural features limited to field boundary hedgerows, mature hedgerow trees and riparian habitats along the River Welland.
 - Woodland is limited to linear vegetation along the A6 and Welham Road.
 - Modern developments include a radio mast north-east of the Welham Road and A6 junction.

Historic landscape character

- Small field patterns and historic features in the south of the parcel increase the time depth of the landscape.
 - Intact small-scale historic field patterns, and extensive areas of ridge and furrow surround the settlement edge which increase the sense of time depth.
 - The historic core of Great Bowden (designated as a conservation area) lies adjacent to and partly within the parcel.

Form, density and setting of existing settlement

- The western part of the parcel provides a largely rural backdrop to the settlement edge, which is characterised by historic properties, with the eastern part separated from the settlement edge by the A6.
 - The western part of the parcel provides a rural, undeveloped backdrop to Great Bowden.
 - The settlement edge is mostly historic (designated as a conservation area) and well-integrated with the surrounding landscape with retained field boundaries.

- The A6 forms a physical and visual barrier between the settlement and farmland in the east of the parcel.

Access and recreation

- A landscape with limited recreational opportunities.
 - There are no PRow or publicly accessible recreational facilities within the parcel.

Views and visual character including skylines

- A relatively enclosed landscape, where occasional open views are often limited by mature hedgerows and hedgerow trees.
 - The broadly flat landform and linear woodland and trees along the A6 and Dingley Road limit views within the parcel and intervisibility with adjacent landscapes.
 - The skylines are mostly undeveloped, characterised by hedgerow trees, influenced in some cases by the radio tower along Welham Road but which is relatively low and screened by tall trees.

Perceptual and experiential qualities

- A relatively rural area influenced by the A6.
 - Intimate and enclosed rural landscape adjacent to the historic core of Great Bowden.
 - Noise from traffic on the A6 detracts from perceptions of tranquillity. However, the well-vegetated character of the road means that views towards it are limited.

Table 4.52: Residential/Employment Sensitivity Ratings - GB2

GB2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Low	Low
Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for GB2

The predominantly flat landform, medium to large scale fields in the north-east, strong sense of enclosure associated with the mature hedgerows and linear woodland along the A6, as well as limited recreational opportunities all reduce landscape sensitivity to residential and employment development. Natural habitats are limited to hedgerow and riparian trees along the River Welland. The presence of the A6 influences the parcel, reducing tranquillity and sensitivity to development simultaneously.

The Great Bowden conservation area extends into the parcel. The historic village edge is well integrated with the surrounding landscape, due to the enclosed character of the small-scale field patterns close to the settlement

edge. The historic character of the settlement edge, and the presence of ridge and furrow further increase landscape sensitivity to development.

Although the A6 influences this parcel, the road is relatively well enclosed by vegetation and therefore, the western part of the parcel provides a rural, undeveloped historic backdrop to Great Bowden. The A6 forms a physical barrier between the settlement and farmland to the east and is detached from the existing settlement edge, which increases the sensitivity in this part of the parcel. Overall, both western and eastern parts of the parcel are deemed sensitive against different criteria.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate-High** due a lack of potential relationship with the scale and pattern of the historic settlement edge.

Development management guidance for GB2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Any development should respect the historic settlement edge of Great Bowden and its adjoining small-scale pastoral fields including examples of ridge and furrow.
- Avoid locating development away from the settlement edge, particularly to the east of the parcel where land is visually prominent due to the presence of the low hill, and physically separated from the existing settlement by the A6.
- Protect and maintain valuable natural character features including the mature tree belts alongside the A6 and River Welland.

- Preserve outward views from the settlement edge towards pastoral fields, that mostly extend up to the A6, and which provide a rural backdrop to the village.

Summary Sensitivity Scores

Table 4.53: Landscape sensitivity scores

Area	GB1	GB2
Residential development	M	M
Employment development	M-H	M-H

Houghton on the Hill

Figure 4.184: Houghton on the Hill map



Location and description

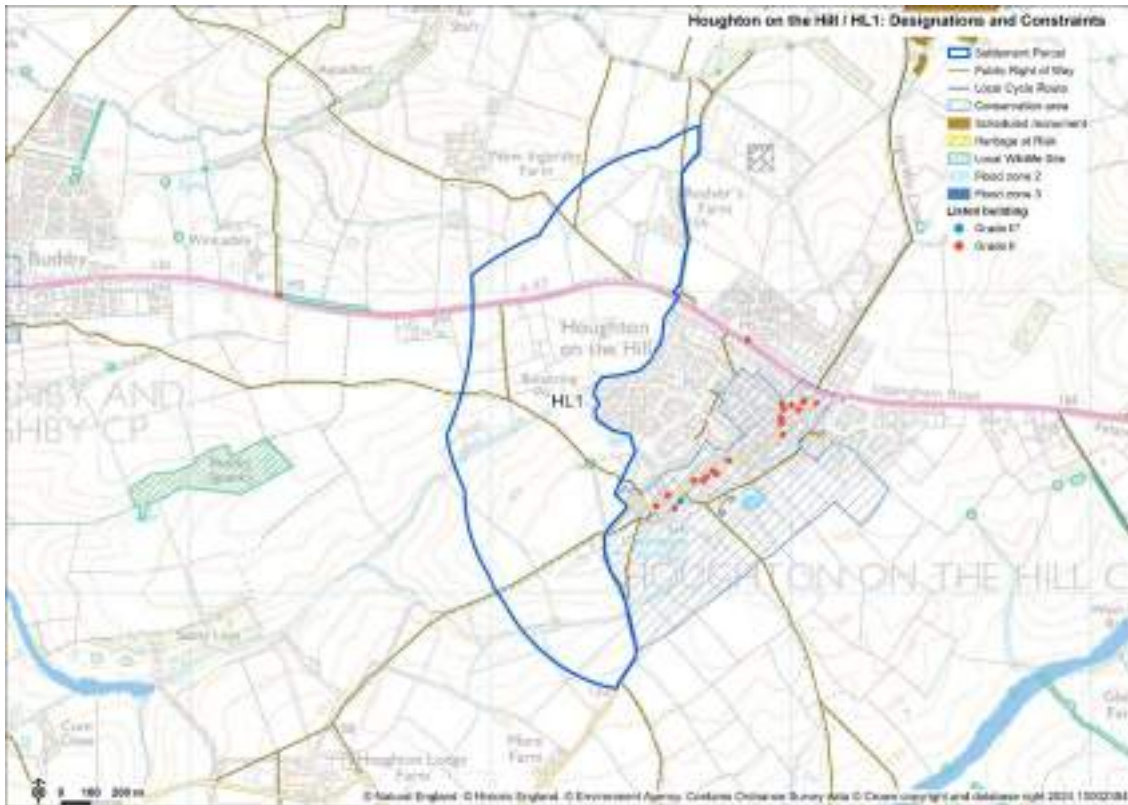
The rural village of Houghton on the Hill is located in the north of the Harborough district.

The historic core is of linear settlement along Main Street to the south of the village and to the south of the A47, much of which is designated as a conservation area. It is host to several listed buildings including the Grade II* Listed Church of St Catherine. Modern 20th century development has extended the village to the north and east, including to the north of Uppingham Road (A47).

The settlement edge is divided into three assessment parcels within a 0.5km buffer from the settlement edge.

Area/Parcel: Houghton on the Hill / HL1

Figure 4.185: Houghton on the Hill / HL1 map



Representative photos

Figure 4.186: HL1-1 – View from public right of way south of A47 looking east towards the settlement edge.



Figure 4.187: HL1-2 – View from settlement edge looking west across parcel.



Location and Landscape Character

The parcel lies to the west of Houghton on the Hill. The north-eastern boundary is drawn along the bridleway east of Redver's Farm, and to the south-east it is defined by Stretton Lane.

The parcel lies within LCA 2c Houghton-on-the Hill to Keyham and within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium-to-large scale landscape with gently undulating valley landforms influenced by watercourses running through the parcel.
 - Land rises gently (between 130m-150m AOD) from the two watercourses to Uppingham Road (A47) and the south-western settlement edge, creating two pronounced valleys.
 - Flat plateau landform north of Uppingham Road (A47) at around 155m AOD
 - Houghton on the Hill is located on higher ground to the east.
 - Fields are predominantly medium to large scale and irregular, defined by hedgerows with scattered trees.

Natural character

- An agricultural landscape, with semi-natural features mostly limited to field boundaries.

- Landcover is a mix of medium-to-large scale arable and occasionally pastoral fields defined by a network of hedgerows with mature hedgerow trees and occasional in field trees.
- Overall, trees and woodland are limited, except for riparian trees lining the Bushby Brook and mature vegetation on the settlement edge, with more recently planted areas associated with new residential development.

Historic landscape character

- A landscape with some time depth being located adjacent to the historic core of Houghton on the Hill.
 - The historic core of Houghton on the Hill (designated as a conservation area) lies adjacent to the parcel to the south-east.
 - Some retention of the historic field pattern particularly smaller scale fields aligning Uppingham Road (A47), but others have been lost to field amalgamation due to the intensification of farming practices.

Form, density and setting of existing settlement

- The parcel provides a largely rural backdrop to the settlement edge which is characterised by modern residential development.
 - A relatively hard modern settlement edge on the west of Houghton-on-the-Hill, which is poorly integrated with the landscape, due to intermittent vegetation.
 - The rolling agricultural landscape forms a rural backdrop to settlement edge, although horse paddocks detract from that character.
 - Development within the parcel is limited to the farmstead of Redver's Farm and a water treatment facility at the western edge of the parcel.

Access and recreation

- A landscape with public rights of way providing access to the farmland.
 - A network of public rights of way providing access from the edge of Houghton on the Hill into the agricultural landscape.

Views and visual character including skylines

- The local landform is a significant influence on the visual character of the landscape, with both open areas and more intimate enclosed valleys.
 - The elevated nature of the settlement, and plateau north of Uppingham Road affords open, outward views across rolling farmland. The church spire is distinctive on skylines.
 - Within the valleys, views are more contained, curtailing long-distance views.

Perceptual and experiential qualities

- A relatively rural area, influenced by weak settlement edges and the A47 west of the settlement.
 - The weak settlement edge, particularly on the south-western edges of the village, and the traffic and movement on the Uppingham Road (A47) detracts from the rural qualities of the landscape.
 - Near watercourses, the landscape is more contained resulting in an intimate, rural character with localised tranquillity.

Table 4.54: Residential/Employment Sensitivity Ratings - HL1

HL1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for HL1

The medium-to-large scale landscape, comprising arable and pastoral farmland with semi-natural features mostly constrained to field boundaries, results in lower sensitivity to residential and employment development. It is a landscape with a limited sense of time depth. Settlement edges comprise modern development with poorly integrated edges. These factors contribute to a lower sensitivity to development.

However, the settlement is located in a relatively elevated position and adjoins the Houghton of the Hill conservation area, both increase its sensitivity. It has access to the landscape through public rights of way and the plateau north of

Uppingham Road grants open and expansive views across adjoining landscapes, increasing sensitivity to development.

Locally important features include Bushy Brook and the tributary to the south within distinct, undeveloped valley landforms, where the landscape is rural, natural and intimate in its character.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate-High**, and the overall sensitivity of the landscape to employment development is also **Moderate-High**.

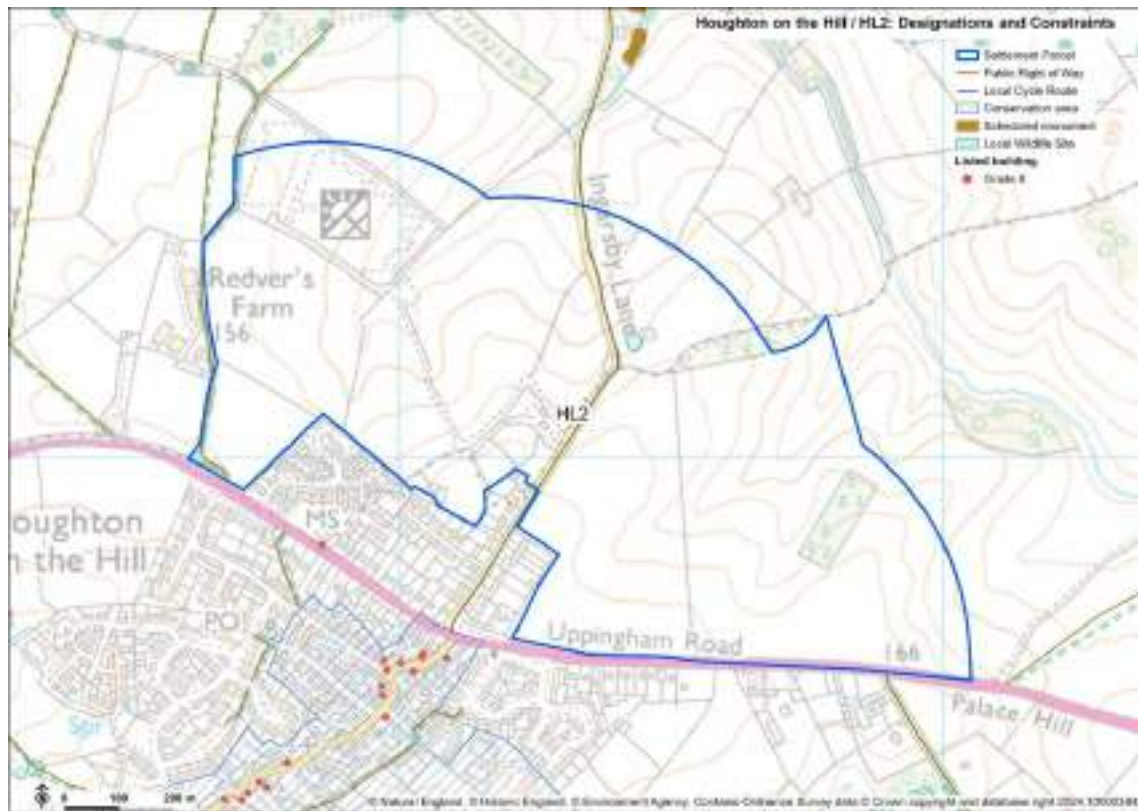
Development management guidance for HL1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Areas more sensitive to development include the two valley landforms associated with the watercourses, due to their strong natural and rural character with higher levels of intimacy and enclosure.
- Consider the potential to better integrate settlement edges into the landscape through tree planting and hedgerow enhancement either side of the A47.
- Protect and strengthen existing landscape features, including riparian trees and wetland habitats associated with Bushby Brook.
- Protect views towards the church spire which forms a landmark feature on the skyline in views towards Houghton on the Hill.

Area/Parcel: Houghton on the Hill / HL2

Figure 4.188: Houghton on the Hill / HL2 map



Representative photos

Figure 4.189: HL2-1 – View from public right of way north of Uppingham Road looking east towards settlement edge.



Figure 4.190: HL2-2 – View from public right of way north of Uppingham Road near Redver’s Farm looking north and east across the parcel.



Figure 4.191: HL2-3 – View from Ingarsby Lane near north-eastern settlement edge.



Location and Landscape Character

The parcel is located to the north-east of Houghton on the Hill. It is drawn along the bridleway east of Redver's Farm to the west, with Uppingham Road (A47) defining the boundary to the south.

The parcel lies within LCA 2c Houghton-on-the Hill to Keyham which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Undulating landform comprising open, large-scale arable fields.

- The landform falls from the settlement edge at approximately 170m AOD to 135m AOD at the parcel peripheries to the north and east, where it forms part of the wider Ingarsby Hollow valley.
- Large arable fields typically bound by dense, hedgerows.

Natural character

- A landscape dominated by arable land use with limited semi-natural habitats, and influenced by the presence of a solar farm.
 - Two coniferous woodland blocks in the east of the parcel.
 - Mature and dense hedgerows with hedgerow trees align local roads and bordering arable fields.
 - A solar farm in the west of the parcel detracts from the natural character of the landscape.

Historic landscape character

- The landscape has a limited sense of time depth.
 - Fields have been amalgamated due to the intensification of farming practices, apart from a few small fields west of Ingarsby Lane.
 - The landscape is physically and visually separated from the historic core of Houghton on the Hill (designated as a conservation area)).

Form, density and setting of existing settlement

- Poorly integrated western settlement edge, with better integration to the east and with urbanising influences.
 - The western residential settlement edge of Houghton on the Hill has expanded north of the Uppingham Road (A47) which forms an abrupt and poorly integrated edge with weak vegetated buffers.

- The eastern settlement edge is better integrated through mature vegetation surrounding residential properties.
- The solar farm within the parcel is an urbanising influence.

Access and recreation

- A landscape with limited access or recreational opportunities.
 - A bridleway borders the parcel to the west, with no other public access.

Views and visual character including skylines

- A large-scale and exposed landscape in the east of parcel with open views. Tall mature hedgerows and trees in the west, provide some containment.
 - The large scale, relatively exposed arable fields, particularly in the east of the parcel, result in open views, and intervisibility with Ingarsby Hollow.
 - In the west, mature field boundaries and the localised higher landform around Ingarsby Lane restricts longer distance views.
 - Skylines are largely undeveloped with scattered distant woodland.

Perceptual and experiential qualities

- A rural, intensively farmed landscape, subject to modernising influences.
 - The A47 and the solar farm development, as well as the exposed settlement edge of Houghton-on-the Hill to the west of the parcel detract from the rural scenic character.
 - Tranquillity is reduced in proximity to the A47 and Ingarsby Lane.

Table 4.55: Residential/Employment Sensitivity Ratings - HL2

HL2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low
Form, density and setting of existing settlement	Low-Moderate	Moderate
Access and recreation	Low	Low
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for HL2

The gently undulating landform and large-scale, open arable fields, lowers sensitivity to employment and residential development types. It is a landscape with few historic features, and limited access and recreational opportunities. There are few semi-natural habitats, found only in isolated coniferous woodland blocks and vegetation lining roads and fields. The solar farm and road networks are modernising, urban influences, and settlement edges are hard and abrupt. These factors combine to lower sensitivity to development.

However, the open and exposed nature of the eastern part of the parcel landscape, which affords far-reaching views towards adjacent landscapes and settlements, increases the sensitivity of the parcel to development.

The overall sensitivity of the landscape in this area is assessed as **Moderate** to both residential and employment development.

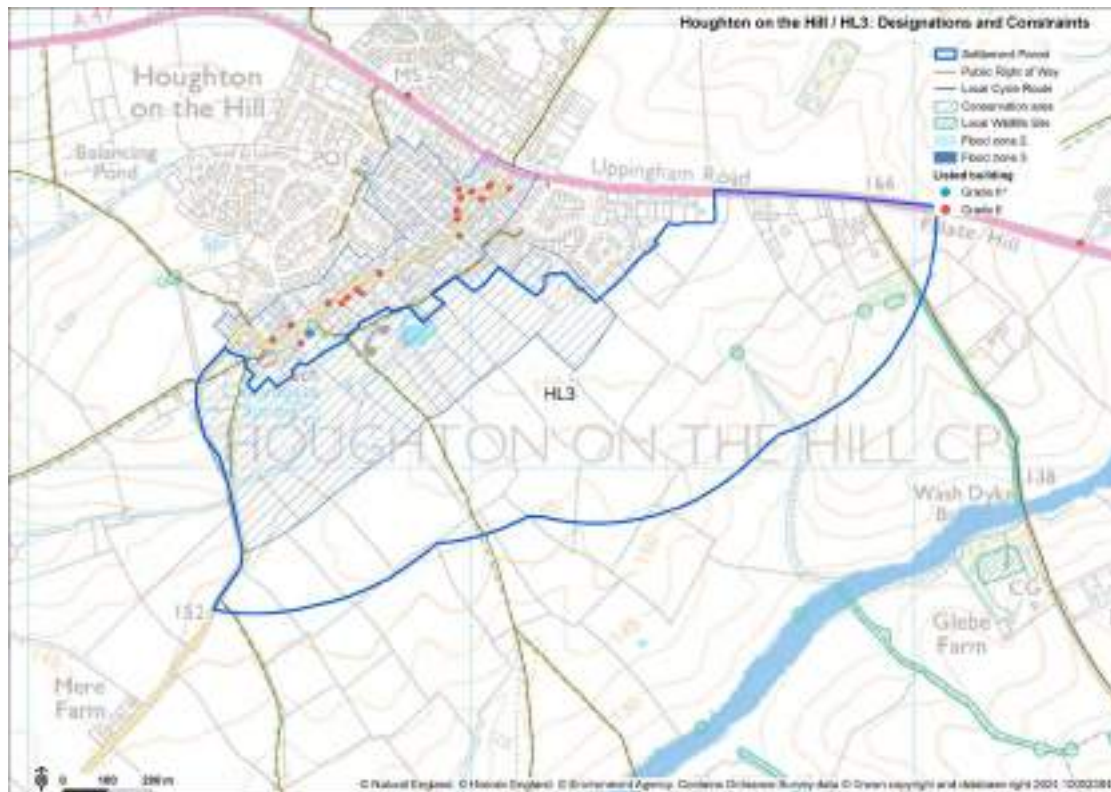
Development management guidance for HL2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development in northern areas where the landform falls away in proximity to Ingarsby Hollow and Old Ingarsby to avoid increasing intervisibility between the scheduled monuments and listed buildings.
- Protect and maintain dense, mature hedgerow boundaries and roadside vegetation along Ingarsby Lane which contain views to and from the parcel.

Area/Parcel: Houghton on the Hill / HL3

Figure 4.192: Houghton on the Hill / HL3 map



Representative photos

Figure 4.193: HL3-1 – View from public right of way within the conservation area looking north towards settlement edge.



Figure 4.194: HL3-2 – View from the edge of the church yard looking south-west.



Figure 4.195: HL3-3 – View from Stretton Lane looking east across landscape towards settlement edge.



Location and Landscape Character

The parcel is located to the south-east of Houghton on the Hill. It is defined by Uppingham Road (A47) to the north and east, and Stretton Lane to the west.

The parcel lies within LCA 2c Houghton-on-the Hill to Keyham and LCA 2d Great Glen to Billesdon, within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A small-to-medium scale landscape with an undulating and intricate landform pattern.

- An intricate rolling landform that falls gently from the settlement edge towards the River Sence, incised by local tributaries, between 145m-170m AOD.
- Small scale fields contained by a dense network of hedgerows.

Natural character

- A farmed landscape, isolated examples of valued habitats.
 - Dense network of mature hedgerows lining pastoral fields, interspersed with mature specimen trees.
 - Wetland/water habitats align the watercourses on eastern and western edges of the parcel, and at the Chalybeate Spring.

Historic landscape character

- A landscape with a strong sense of time depth associated with the historic field pattern and its relationship with the historic village of Houghton-on-the-Hill.
 - The historic core of Houghton-on the Hill lies adjacent to the parcel and is designated as a conservation area due to its array of listed buildings.
 - An intact small-scale historic field pattern adjacent to the settlement edge.
 - The pattern of ridge and furrow on the settlement edge forms part of the conservation area and is important to the landscape setting of the village.

Form, density and setting of existing settlement

- Generally well-integrated settlement edge associated with the historic core, with the landscape providing a rural setting to the village.
 - Undulating, small-scale farmland provides a rural backdrop to Houghton on the Hill.

- Intact historic settlement edge softened by mature vegetation.
- Some modern residential development and ribbon developments along Uppingham Road to the east have a harsh edge.
- Urban edge features including sporting facilities and play facilities, extend the settlement into the landscape.

Access and recreation

- A landscape with public rights of way providing access to the farmland.
 - Three public rights of way extend from the southern edge of Houghton on the Hill.
 - Open space sport and recreation sites on the settlement edge, including playing fields in the east and cricket fields in the west.

Views and visual character including skylines

- An open elevated landscape with views out to the wider landscape, filtered by trees and the undulating landform.
 - Long distance views south from settlement edge across the undulating landscape, filtered by hedgerows and trees and in places enclosed by landform.
 - Skylines to the south are treed and undeveloped.
 - The spire of the Grade II* listed Church of St Catharine forms a prominent landmark in views towards the village.

Perceptual and experiential qualities

- A rural landscape with limited modern influences.
 - An intimate and distinct landscape associated within the historic core of Houghton-on -the-Hill, with a strong sense of rural tranquillity.

- Traffic on Uppingham Road (A47) locally detract from perceptions of tranquillity and rural quality.

Table 4.56: Residential/Employment Sensitivity Ratings - HL3

HL3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Moderate	Moderate
Historic landscape character	High	High
Form, density and setting of existing settlement	High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for HL3

The intricate, small-scale pattern of the landscape increases its sensitivity to residential and employment development. The landscape has a strong sense of time-depth, with its pattern of ridge and furrow pastoral fields forming part of the conservation area of Houghton on the Hill. The intact historic settlement edge, the role of the landscape in providing an undeveloped rural backdrop to the settlement, and relatively high levels of perceived tranquillity, increases sensitivity to developmental changes.

However, the limited access and recreational opportunities, lower the sensitivity of the landscape to residential and employment development.

Landscape features of particular sensitivity include the ridge and furrow pastoral fields adjacent of the settlement edge, which form part of the conservation area and local wetland habitats such as Chalybeate Spring.

The overall sensitivity of the landscape is assessed as **High** to both residential and employment development.

Development management guidance for HL3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Protect the intact historic settlement edge of Houghton-on-the-Hill.
- Avoid locating development in small-scale pastoral fields which retain ridge and furrow of historic importance and which would affect the setting of the conservation area and listed buildings.
- Avoid locating development on valley slopes and elevated areas to the south and at parcel peripheries, where structures will be highly visible from adjacent landscapes.
- Protect and maintain valuable wetland habitats, including the two watercourses and the Chalybeate Spring.

Summary Sensitivity Scores

Table 4.57: Landscape sensitivity scores

Area	HL1	HL2	HL3
Residential development	M-H	M	H
Employment development	M-H	M	H

Husbands Bosworth

Figure 4.196: Husbands Bosworth map



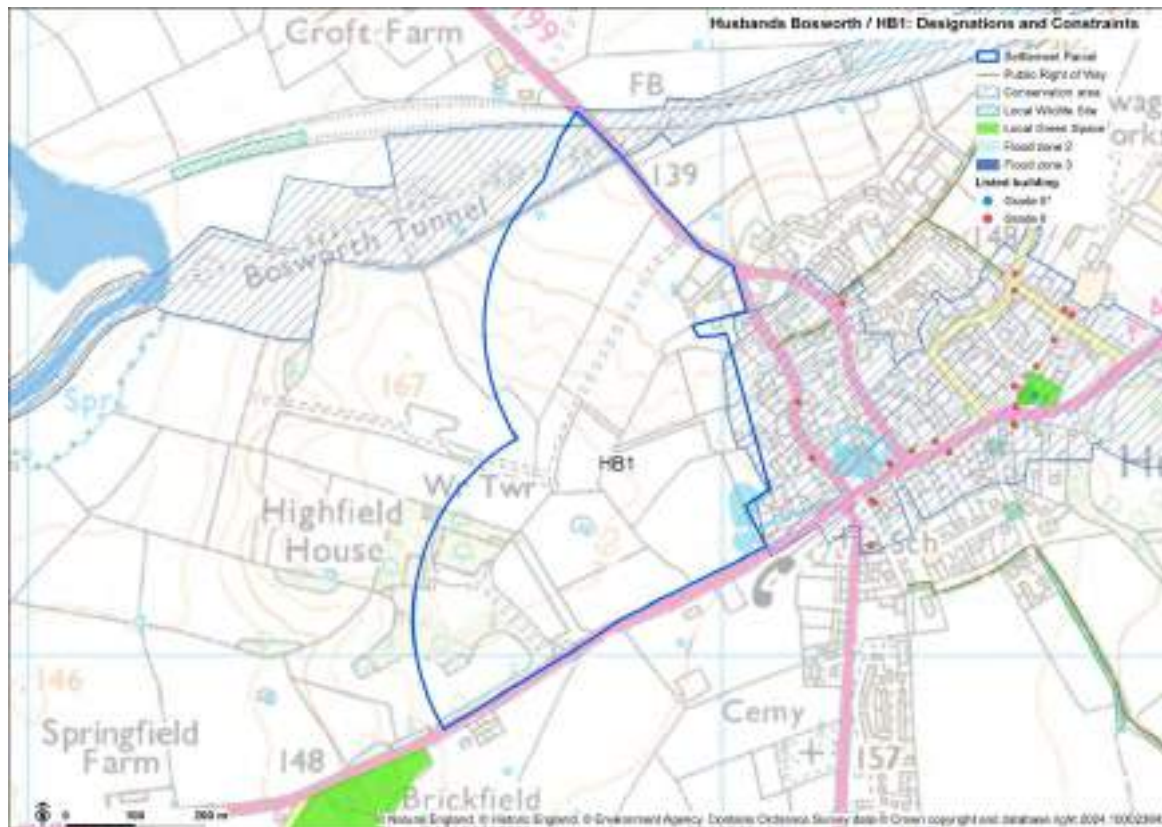
Location and description

The rural village of Husbands Bosworth is located to the south of the study area, the village is centralised around the intersection of two major transport routes. The A5199 (known as Leicester Road to the north and Welford Road to the south) runs vertically through the village, whilst the A4304 (Kilworth Road) travels horizontally. Much of the centre and east of Husbands Bosworth is designated as a conservation area and has several associated listed buildings including Bosworth Hall (Grade II listed). Modern development has largely extended the settlement south and is located parallel to the A5199. The Grand Union Canal and the Bosworth Tunnel are located in proximity to the northern settlement edge of the village and are notable features associated with the village.

The settlement edge is divided into four assessment parcels within a 0.3km buffer from the settlement edge.

Area/Parcel: Husbands Bosworth / HB1

Figure 4.197: Husbands Bosworth / HB1 map



Representative photos

Figure 4.198: HB1-1 – View from Leicester Road facing south-west.



Figure 4.199: HB1-2 – View from Kilworth Road looking north-east.



Location and Landscape Character

The parcel occupies the western part of Husbands Bosworth, defined by A5199 to the north, the A4304 to the south and the 0.3km settlement buffer to the west.

This parcel lies within LCA 8b Husbands Bosworth which is within LCT 8 Elevated Farmed Plateau. This LCT is described as an elevated undulating plateau landscape, formed by an elongated ridge line, which is overlain with a rural landscape of traditional farmland, with pockets of valued habitats and scattered historic villages and features.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium to small scale landscape with relatively steep slopes and unique landform associated with the Bosworth Tunnel.
 - A higher plateau in the south-east at approx. 165m AOD falls steeply north-east towards the A5199 at approx. 140m AOD.
 - Fields are predominantly small to medium scale defined by hedgerows with scattered trees.
 - Bosworth Tunnel crosses through a small section to the north and includes unique mound shaped landform.

Natural character

- An agricultural landscape with an established network of trees, hedgerows and woodland.
 - A predominantly agricultural landscape including a mix of arable and pasture with mature hedgerows and trees along field boundaries.

- Mature trees and woodland surround Highfield House and lie adjacent to the settlement edge, and mature trees line the A4304.
- A pond to the east of Highfield House is surrounded by mature trees and a tree copse is located on a mound to the north.

Historic landscape character

- A strong sense of time-depth in the landscape with several historic features.
 - The historic field pattern remains largely intact, with remnant ridge and furrow patterns characterising the central area.
 - The historic core of Husbands Bosworth (designated as a conservation area) lies partially within and adjacent to the parcel's eastern edge.
 - The Grand Union Canal (designated as a conservation area) travels through the Bosworth Tunnel to the north of the parcel.

Form, density and setting of existing settlement

- The parcel provides a rural backdrop to the historic settlement edge.
 - The historic settlement edge is well integrated with the surrounding landscape by mature trees, woodland and hedgerows.
 - The parcel provides an attractive rural backdrop to the settlement.
 - Modern equestrian development along the settlement edge adds a suburban character to an otherwise rural landscape.
 - A small number of built structures are scattered across the parcel.

Access and recreation

- No access or recreational opportunities.
 - There are no public rights of way or public access within the parcel.

Views and visual character including skylines

- Relatively enclosed parcel, with some views to the north.
 - The parcel is visually enclosed by landform to the south and west and by vegetation aligning roads and surrounding Highfield House.
 - Some outward views to the north are possible from elevated locations.

Perceptual and experiential qualities

- A relatively rural area influenced by main roads.
 - The A5199 and A4304 detract from the rural qualities of the landscape and reduce tranquillity.
 - Northern parts of the parcel surrounding the Bosworth Tunnel are slightly more tranquil than areas along the settlement edge.

Table 4.58: Residential/Employment Sensitivity Ratings - HB1

HB1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Moderate	Moderate
Historic landscape character	Moderate-High	High
Form, density and setting of existing settlement	Moderate-High	High
Access and recreation	Low	Low
Views and visual character including skylines	Low-Moderate	Low-Moderate

HB1	Residential Sensitivity Rating	Employment Sensitivity Rating
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for HB1

The relatively enclosed nature of the parcel and the influence of the road network detracting from the rural qualities and tranquillity, reduce the sensitivity of the parcel to residential and employment development. The lack of public access within the parcel also lowers the sensitivity of the landscape to development.

However, the small scale of the landscape and its steep sloping landform, the strong sense of time depth due to the intact field pattern and well-integrated historic settlement edge of Husbands Bosworth increases the sensitivity of the parcel to residential and employment development. Despite the main roads, the parcel is relatively rural and tranquil, providing an attractive backdrop to the settlement, which increases the sensitivity to development. Additionally, the Grand Union Canal (despite only crossing a small section of the parcel) is a locally important feature which further increases sensitivity to employment and residential development.

The overall landscape sensitivity of the parcel to residential and employment development is **Moderate-High**.

Development management guidance for HB1

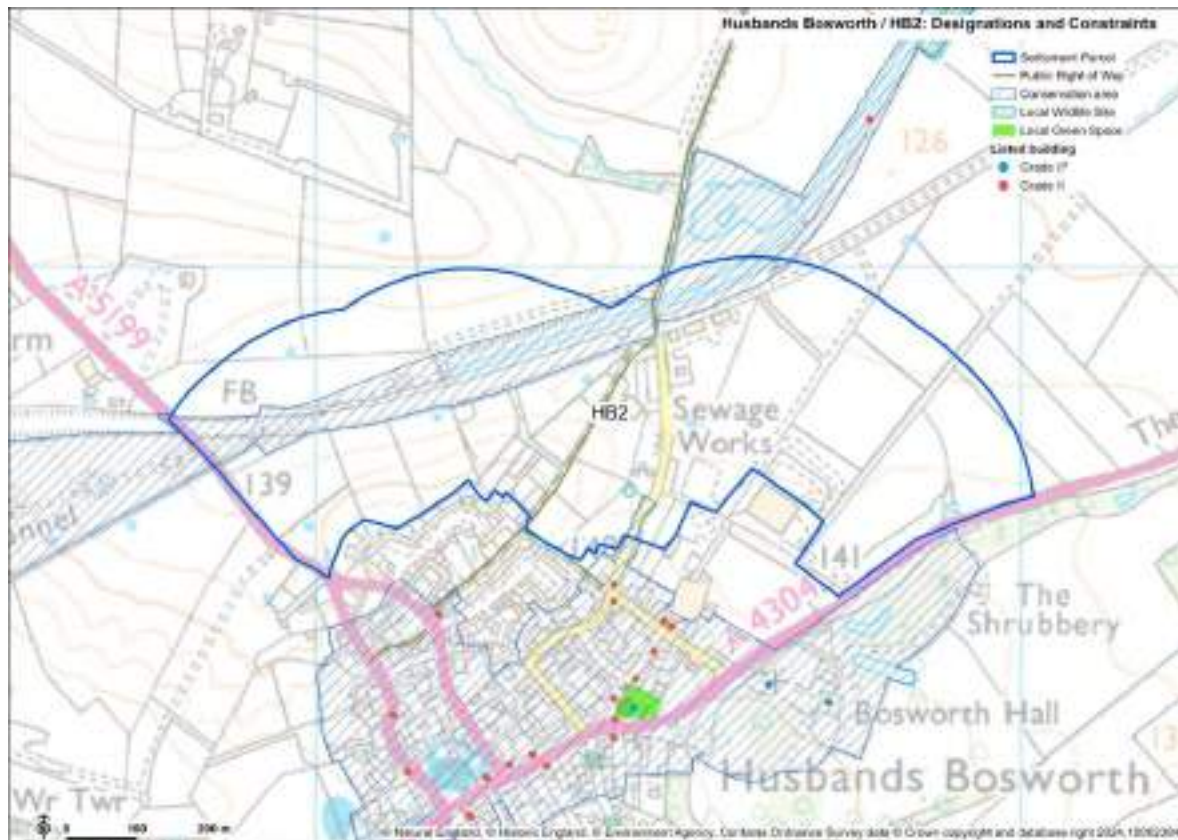
To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Ensure that the landscape setting of the historic settlement edge of Husbands Bosworth including its conservation area and listed buildings, are respected.
- Avoid locating development where it appears physically and visually detached from the settlement including areas around Highfield House.
- Protect and strengthen sensitive landscape features including important historic sites such as Bosworth Tunnel and ridge and furrow within fields.
- Maintain and enhance existing woodland trees surrounding Highfield House.
- Consider the potential to strengthen recreational links between Husbands Bosworth and the Grand Union Canal.

Area/Parcel: Husbands Bosworth / HB2

Figure 4.200: Husbands Bosworth / HB2 map



Representative photos

Figure 4.201: HB2-1 – View from the settlement edge, photo taken from the public right of way that traverses the parcel.



Figure 4.202: HB2-2 – View from public right of way towards the Grand Union Canal.



Location and Landscape Character

The parcel is located to the north of Husbands Bosworth, defined by A5199 to the west, the Grand Union Canal in the north and the A4304 to the east.

This parcel lies within LCA 8b Husbands Bosworth which is within LCT 8 Elevated Farmed Plateau. This LCT is described as an elevated undulating plateau landscape, formed by an elongated ridge line, which is overlain with a rural landscape of traditional farmland, with pockets of valued habitats and scattered historic villages and features.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A small to medium scale landscape with a sloping valley landform
 - Land rises steeply from the Grand Union Canal and a dismantled railway line, up to the settlement edge.
 - Small and regular fields along the settlement edge to the west give way to larger fields to the east of the parcel.
 - Steep embankments line parts of the Grand Union Canal and dismantled railway which dissects the parcel from east to west.

Natural character

- An agricultural landscape with established woodlands and some manmade influences.
 - Landcover is predominantly pastoral with hedgerows and occasional trees along field boundaries.

- Deciduous woodland is located along The Grand Union Canal and dismantled railway (both designated priority habitats) and along the A4304.
- A sewage works detracts from natural character.

Historic landscape character

- A landscape with time-depth and with historic features.
 - Largely intact historic field pattern with some areas of ridge and furrow, although modern horse paddocks detract from the field pattern.
 - The historic core of Husbands Bosworth (designated as a conservation area) lies adjacent to parts of the settlement edge.
 - The Grand Union Canal (designated as a conservation area) crosses the parcel and provides a link to the industrial past.

Form, density and setting of existing settlement

- The parcel provides a semi-rural backdrop to the settlement edge which is influenced by modern development.
 - The historic settlement edge is influenced by modern residential development to the west and modern agricultural buildings to the east, however, with both relatively well integrated.
 - The sewage works and equestrian development along Broad Lane detract from the rural setting provided to the settlement edge.

Access and recreation

- The canal and public rights of way provide some recreational value to the landscape.
 - Two public rights of way join on the settlement edge and extend from the settlement providing access to the Grand Union Canal towpath located to the north.

Views and visual character including skylines

- An enclosed landscape with some open views from elevated areas along settlement edge.
 - Linear vegetation along the canal, and the A4304, encloses the landscape.
 - Open views are afforded from the settlement edge.

Perceptual and experiential qualities

- An agricultural landscape influenced by modern infrastructure.
 - The sewage works and equestrian development detract from the scenic qualities and sense of remoteness.
 - Traffic noise and movement along the A5199 and A4304 along the western and eastern edges of the parcel, detract from rural tranquillity.

Table 4.59: Residential/Employment Sensitivity Ratings - HB2

HB2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate-High
Natural Character	Moderate	Moderate
Historic landscape character	Moderate-High	Moderate-High
Form, density and setting of existing settlement	Moderate	Moderate
Access and recreation	Moderate	Moderate

HB2	Residential Sensitivity Rating	Employment Sensitivity Rating
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for HB2

The predominant agricultural land use, with limited natural features and the sense of visual enclosure, reduces sensitivity to residential and employment development. The presence of the road network and the manmade influence in the form of equestrian development and sewage works also serves to lower the sensitivity to development.

However, the small to medium scale landscape with steep slopes and the historic settlement edge of Husbands Bosworth increase sensitivity to development. Additionally, the Grand Union Canal crosses a large section of the parcel and is a locally important landscape feature (designated conservation area and priority habitat) which further increases sensitivity to employment and residential development.

Features of importance to landscape character including the setting of the Grand Union Canal and its associated mature vegetation increase sensitivity to development locally.

The overall landscape sensitivity of the parcel to residential development is **Moderate**, and to employment development is **Moderate-High** due to the increased visibility of this scale of structure in the steeply sloping landscape.

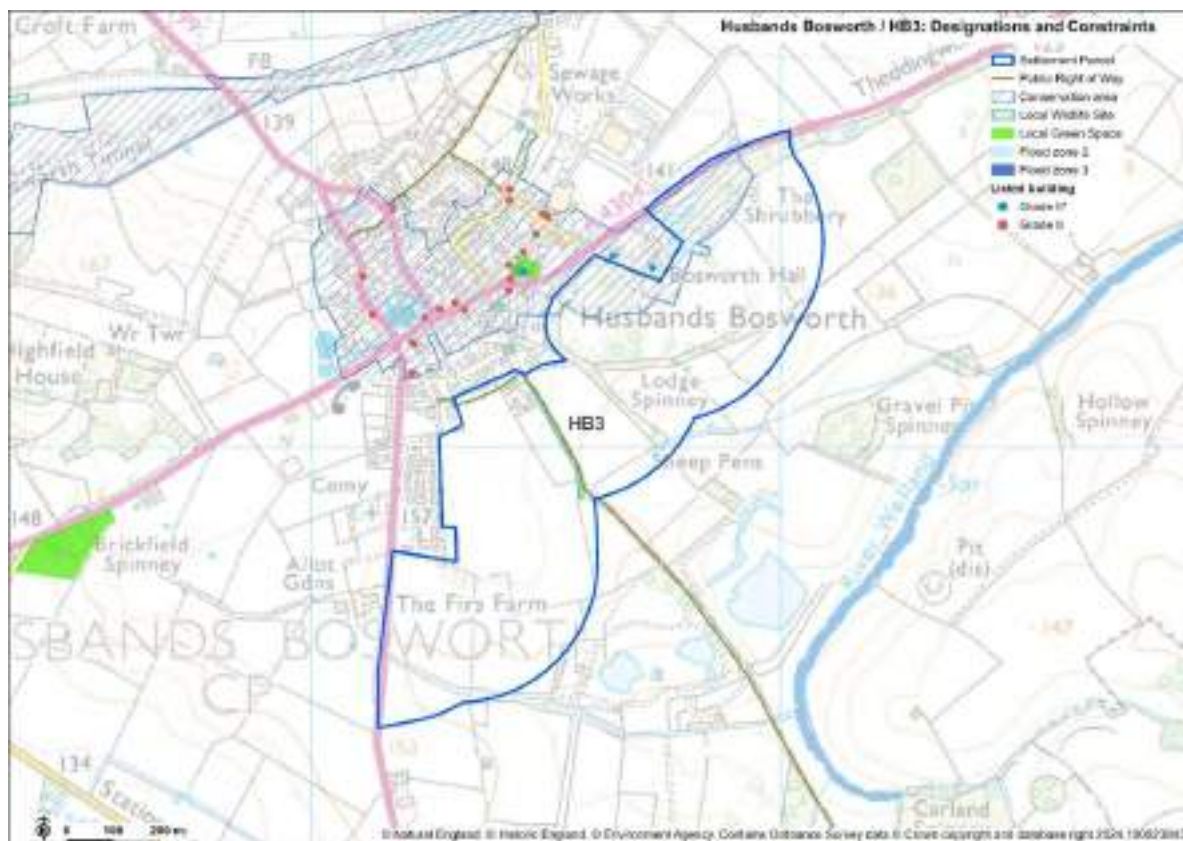
Development management guidance for HB2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development which would adversely affect the setting of the Grand Union Canal.
- Avoid locating development on steep elevated slopes which are more sensitive to development change, including areas in the west of the parcel.
- Areas of slightly lower landscape sensitivity to development change include brownfield areas, including the sewage works and farm buildings and equestrian development.
- Protect recreational links to and along the Grand Union Canal, and ensure that the landscape setting of the route is retained.
- Consider the potential to better integrate the settlement edge to the west by retaining and enhancing existing vegetation.

Area/Parcel: Husbands Bosworth / HB3

Figure 4.203: Husbands Bosworth / HB3 map



Representative photos

Figure 4.204: HB3-1 – View towards modern residential properties, from a field gate adjacent to the A5199.



Figure 4.205: HB3-2 – View towards the settlement edge from the public right of way along Butt Lane.



Location and Landscape Character

The parcel is located to the south-east of Husbands Bosworth, defined by A4304 to the north-east, the 0.3km settlement buffer to the south which borders a gravel works and the A5199 to the south-west.

This parcel lies within LCA 8b Husbands Bosworth which is within LCT 8 Elevated Farmed Plateau. This LCT is described as an elevated undulating plateau landscape, formed by an elongated ridge line, which is overlain with a rural landscape of traditional farmland, with pockets of valued habitats and scattered historic villages and features.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium scale landscape with a gently sloping landform.
 - The landform slopes gently south-east from the settlement edge at approx. 155m AOD to approx.130m AOD.
 - Fields are predominantly medium and regular in scale, with larger fields in the southern part of the parcel.

Natural character

- A predominantly agricultural landscape with some valued semi-natural habitats.
 - Landcover to the south-west is predominantly pastoral with well maintained hedgerow field boundaries with scattered trees.
 - Several deciduous woodlands (priority habitat) surrounding the remnant parkland at Bosworth Hall to the north-east, with numerous mature trees surrounding the hall.

Historic landscape character

- Strong sense of historic time depth with a number of historic landscape features, particularly to the north-east of the parcel.
 - The historic edge of the settlement to the north-east (designated as a conservation area) includes the gardens and parkland associated with Bosworth Hall. (Grade II listed), some of which has been lost to agricultural uses.
 - The historic field pattern to the south-west has largely been altered by post-war field amalgamation.

Form, density and setting of existing settlement

- The parcel provides a relatively rural backdrop to the settlement edge which is characterised by both modern residential properties and Bosworth Hall.
 - The historic settlement edge to the north-east is well integrated by mature trees and woodland.
 - The modern settlement edge to the south-west generally forms a harder landscape edge.

Access and recreation

- A landscape with limited recreational value.
 - A bridleway crosses the parcel from north to south along Butt Lane.

Views and visual character including skylines

- The landscape has a mixed visual character, with areas in the north-east of the parcel more enclosed, and the south-west relatively open.
 - Views are relatively enclosed to the north-east due to the network of mature woodland and trees surrounding Bosworth Hall and the A4304.

- Open views are available from the south-west over the gently undulating landscape with mature trees featuring on the skyline.

Perceptual and experiential qualities

- A relatively rural landscape influenced by main roads.
 - A rural landscape, with areas of relative tranquillity, particularly in along the public right of way.
 - The A4303 and A5199 on the parcel boundaries detract from the rural qualities of the landscape.

Table 4.60: Residential/Employment Sensitivity Ratings - HB3

HB3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character – north-east of parcel	High	High
Natural Character – south-west of parcel	Moderate	Moderate
Historic landscape character – north-east of parcel	High	High
Historic landscape character - south-west of parcel	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement – north-east of parcel	High	High

HB3	Residential Sensitivity Rating	Employment Sensitivity Rating
Form, density and setting of existing settlement – south-west of parcel	Moderate	Moderate
Access and recreation – north-east of parcel	Low	Low
Access and recreation – south-west of parcel	Low-Moderate	Low-Moderate
Views and visual character including skylines – north-east of parcel	Low-Moderate	Low-Moderate
Views and visual character including skylines - south-west of parcel	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for HB3

The gently sloping landform, influence of noise and movement from the adjacent trunk roads, and limited recreational access contribute to a reduced sensitivity to residential and employment development. The conservation area does not adjoin the settlement edge to the south-west, with field pattern largely altered by post-war field amalgamation, therefore, historic landscape character is less to the south-west, reducing sensitivity to residential and employment development.

The strong sense of time depth, the north-east of the parcel where the Grade II Bosworth Hall with its associate parkland, which forms part of the Husbonds Bosworth conservation area, a substantial part of the parcel, increases the sensitivity of the parcel to development. The mature trees and woodland to the

north-east contribute to the natural character of the parcel and also increase the sensitivity to residential and employment development. Although north-eastern parts are enclosed, south-western parts offer more open and distant views towards a wooded skyline, which increases the sensitivity to development.

The overall sensitivity of the landscape within north-eastern parts of the parcel, to the north-east of Lodge Spinney is **High** for both residential and employment development. The overall sensitivity of the landscape within south-western parts of the parcel, to the south-west of Lodge Spinney, decreases to **Moderate** for both residential and employment development. The difference is brought about by the landscape associated with Bosworth Hall.

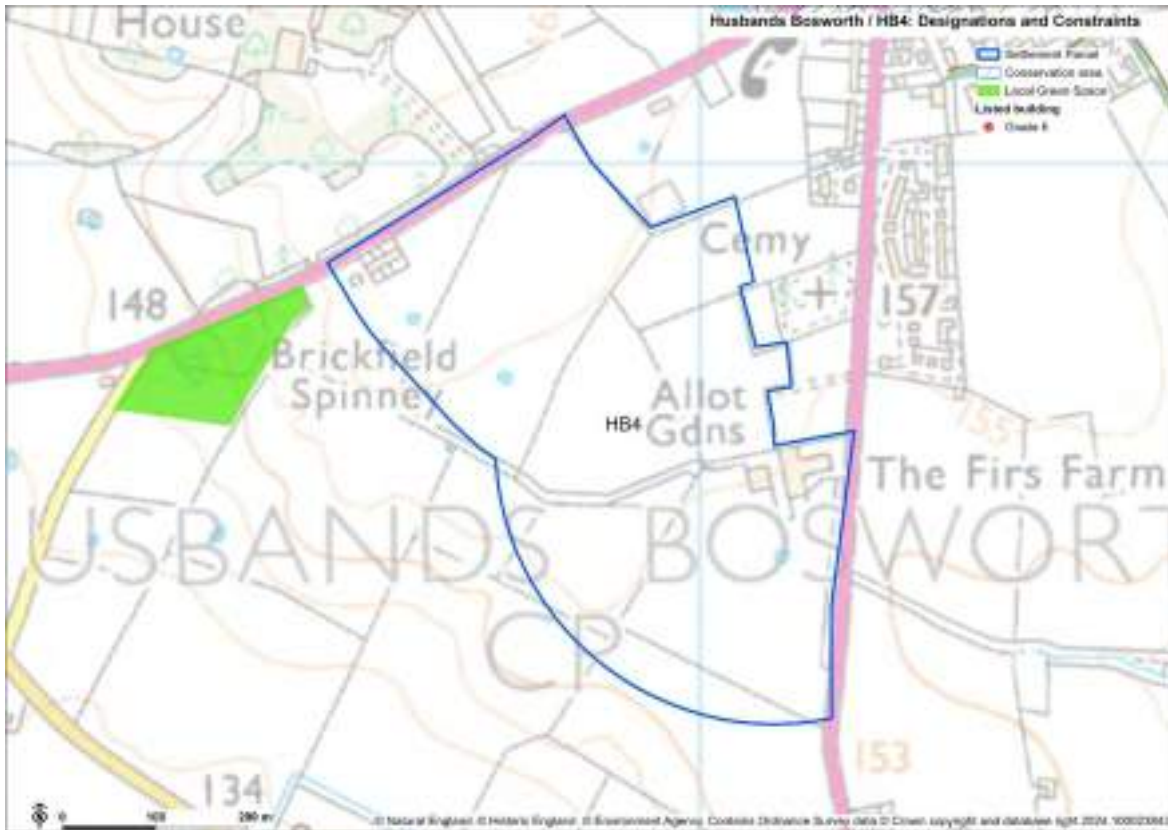
Development management guidance for HB3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development in proximity to the Grade II listed Bosworth Hall and which would affect the rural backdrop provided to the conservation area.
- Protect and strengthen sensitive landscape features including the swathes of deciduous woodland (designated priority habitat) and remnant parkland and parkland trees surrounding Bosworth Hall.
- Areas of lower landscape sensitivity to development change include the area between Butt Lane and the modern residential development adjacent to the A5199.

Area/Parcel: Husbands Bosworth / HB4

Figure 4.206: Husbands Bosworth / HB4 map



Representative photos

Figure 4.207: HB4-1 – View from near Kilworth Road looking south-west.



Figure 4.208: HB4-2 – View from Kilworth Road looking south-east towards the settlement edge.



Location and Landscape Character

The parcel is located to the south-west of Husbands Bosworth, defined by A5199 to the east, the 0.3km settlement buffer to the south-west and the A4304 to the north-west.

This parcel lies within LCA 8b Husbands Bosworth which is within LCT 8 Elevated Farmed Plateau. This LCT is described as an elevated undulating plateau landscape, formed by an elongated ridge line, which is overlain with a rural landscape of traditional farmland, with pockets of valued habitats and scattered historic villages and features.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A relatively flat landform with few dramatic changes in topography.
 - The landform slopes very gently from the A4304 (between 160m and 165m AOD) to the south-east of the parcel along the A5199 (at 155m AOD).
 - Fields are predominantly medium in scale and regular, defined by hedgerows with scattered trees.

Natural character

- An agricultural landscape with limited natural features.
 - Predominantly agricultural landscape with semi-natural features limited to field boundaries and small agricultural ponds.
 - Mature trees line the A4304 and A5199 and parts of the settlement edge.

- Modern development includes the large farm complex adjacent to the A5199 and residential properties adjacent to the A4304.

Historic landscape character

- The landscape has some time-depth associated with its historic field pattern but lacks other historical features of importance to landscape character.
- The historic field pattern has remained largely intact, with remnant ridge and furrow in fields to the south-east and south-west of the parcel.

Form, density and setting of existing settlement:

- This parcel provides a mostly rural backdrop to the urban edge of Husbands Bosworth.
- The settlement edge is partially well-integrated with the surrounding landscape by mature trees and hedgerows.
- Playing fields, allotment gardens and a cemetery are located along the main roads, providing a peri-urban character to the landscape.

Access and recreation

- No access or recreational opportunities.
- There are no public rights of way or public access within the parcel.

Views and visual character including skylines

- A visually enclosed landscape where views are limited by vegetation and flat topography.

- The landscape is visually enclosed by mature field boundary vegetation, trees and linear development along main roads which screen views across the relatively flat landscape.

Perceptual and experiential qualities

- A relatively rural area influenced by main roads and edge of settlement activities.
- The rural character of the landscape is influenced by edge of settlement activities, including the playing fields and allotments.
- Noise and movement along the A4303 and A5199 detract from the rural tranquillity.

Table 4.61: Residential/Employment Sensitivity Ratings - HB4

HB4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Low-Moderate	Moderate
Access and recreation	Low	Low
Views and visual character including skylines	Low	Low-Moderate
Perceptual and experiential qualities	Low-Moderate	Moderate

Summary of overall landscape sensitivity for HB4

The relatively flat landform with limited topographical features combined with limited semi-natural features, lowers the landscape's sensitivity to residential and employment development. The enclosed nature of the parcel, the lack of public access and the busy transport routes that define its boundaries, as well as the edge of settlement activities also lower sensitivity to development.

Features of importance to landscape character including the historic pattern of ridge and furrow in the intact field pattern.

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

Development management guidance for HB4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Protect and strengthen sensitive landscape features including mature trees along the settlement edge and roads and scattered ponds.
- Protect the historic field pattern that has remained largely intact, with remnant ridge and furrow in fields to the south-east and south-west of the parcel.
- Areas of slightly lower landscape sensitivity to development change include areas along the A5199 adjacent to modern residential development.

Summary Sensitivity Scores

Table 4.62: Landscape sensitivity scores

Area	HB1	HB2	HB3 (north-east)	HB3 (south-west)	HB4
Residential development	M-H	M	H	M	L-M
Employment development	M-H	M-H	H	M	L-M

Ullesthorpe

Figure 4.209: Ullesthorpe map



Location and description

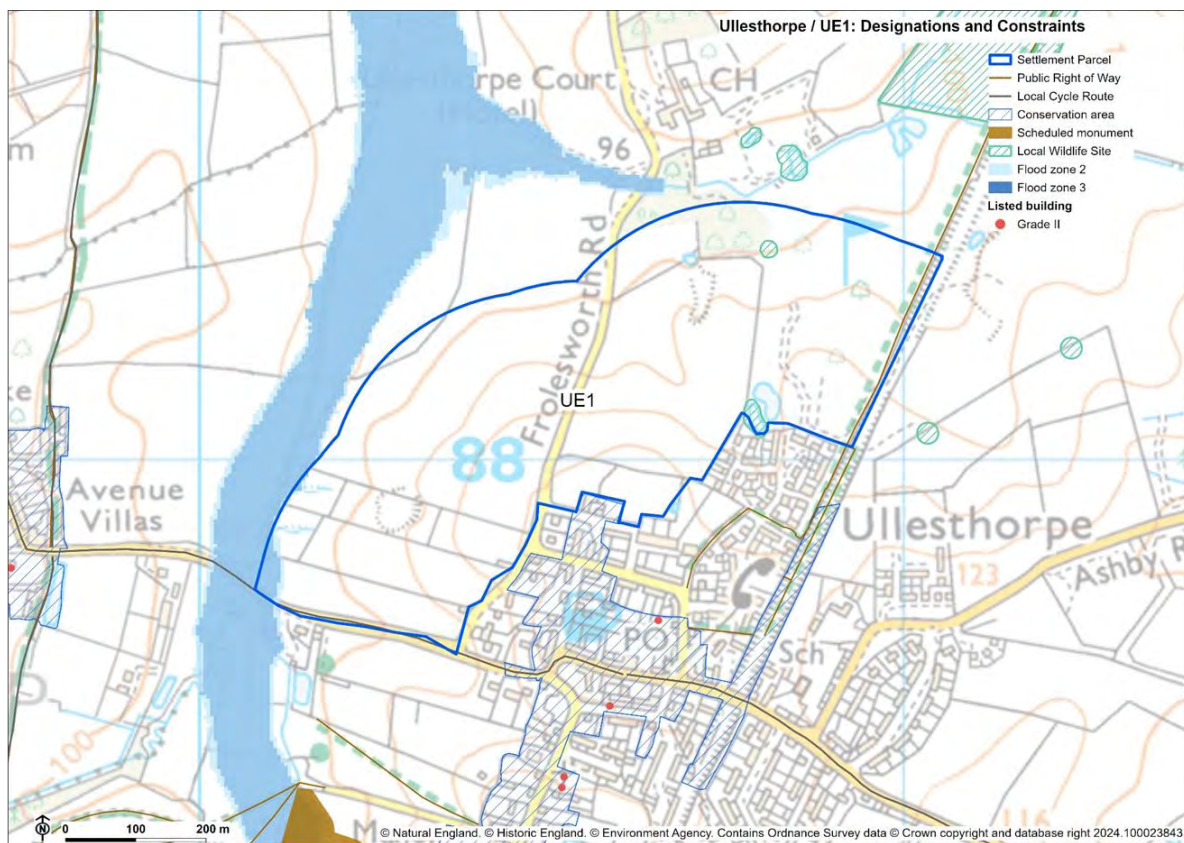
The rural village of Ullesthorpe is located in the west of Harborough district, between the A5 and M1.

The village is bisected by the dismantled Midland Counties Railway. The historic core of Ullesthorpe (designated as a Conservation Area) includes a number of listed buildings and lies to the west of the railway line. The historic core of Ullesthorpe largely forms the historic settlement edge to the south and west, with limited expansion occurring in these areas. This does however include a group of farm buildings associated with Manor Farm to the south of the village. Modern development has expanded the settlement north towards Ullesthorpe Court Golf Course and east along Lutterworth Road and Ashby Road.

A 0.3km buffer is drawn from the settlement edge and marks the outer boundary of the parcel extents.

Area/Parcel: Ullesthorpe / UE1

Figure 4.210: Ullesthorpe / UE1 map



Representative photos

Figure 4.211: UE1-1 – View from Frolesworth Road looking west across small-scale pastoral fields.



Figure 4.212: UE1-2 – View from Hall Lane looking north.



Location and Landscape Character

The parcel lies to the north-west of Ullesthorpe. The boundary is defined by Main Street to the south, and the dismantled railway to the east.

The parcel lies within LCA 9b Claybrooke Magna to Leire which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently sloping lowland landscape with a mixed field scale, some small-scale field patterns west of the village.
 - The land slopes very gently away from the settlement edge at 115m AOD, towards a stream, to 100m AOD at the parcel's boundary.
 - The scale of landscape is mixed, with intimate small-scale fields on the edge of Ullesthorpe, and large, open arable fields in the north.
 - The dismantled railway line on eastern boundary of the parcel is located within a steep cutting.

Natural character

- Predominantly farmed landscape with some valued semi-natural habitat features.
 - A predominantly agricultural landscape with a dense network of hedgerows delineating field boundaries and aligning roads, typically lined with mature specimen trees.

- Pockets of deciduous woodland, including at the golf course and along the dismantled railway line.
- Modern residential expansion, horsiculture and the golf course on the settlement edge.

Historic landscape character

- Time depth associated with the small-scale field pattern west of the village and historic conservation area adjacent to the parcel.
 - An isolated area of intact small-scale historic field pattern west of the village. Elsewhere this field pattern has been lost due to intensification through modern farming practices.
 - The landscape within the parcel lies directly adjacent to parts of the historic settlement edge of Ullesthorpe (designated as a conservation area).

Form, density and setting of existing settlement

- The parcel provides a largely rural backdrop to Ullesthorpe which is characterised by both a modern and historic settlement edge.
 - The settlement edge is well integrated with the surrounding landscape, both to the north-west and the west along Frolesworth Road, where vegetation, forms a soft landscaped boundary to the settlement.
 - The parcel contributes to the physical and visual separation between the historic settlements of Ullesthorpe and Claybrooke Parva to the west (both designated as conservation areas).
 - A recent housing development has extended the settlement boundary to the north and is mostly well integrated into the adjacent golf course.

Access and recreation

- A landscape with limited open access or recreational opportunities.

- A singular public footpath runs adjacent to the disused Midland Counties Railway.
- Ullesthorpe Court Leisure Club provides private, formal recreational facilities such as a golf course and tennis courts.

Views and visual character including skylines

- Due to the flat landform, hedgerow boundaries and trees offer localised enclosure, with some open views from higher locations.
 - Views are often screened by the network of field boundary hedgerows and linear vegetation along Frolesworth Road and Main Street.
 - The slightly elevated nature of the settlement edge, at 120m AOD, offers some limited open views west across the rural landscape towards Claybrooke Parva.
 - The church spire is a landmark in views from the wider landscape.

Perceptual and experiential qualities

- A relatively rural landscape to the west with modern influences to the northeast.
 - The golf course, leisure club and modern residential development in the north-east of the parcel detract from the rural qualities of the landscape.
 - An enclosed, intimate landscape associated with the small-scale pastoral fields to the south and west, possess a stronger rural quality.
 - Relatively low levels of tranquillity due to the two arterial routes, Main Street and Frolesworth Road.

Table 4.63: Residential/Employment Sensitivity Ratings - UE1

UE1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for UE1

The gently sloping lowland landform with limited topographical changes, enclosed visual character and low density of semi-natural features result in a lower sensitivity to residential and employment development. Recreation within the parcel is constrained to private facilities associated with Ullesthorpe Court Hotel and one PRow near the dismantled railway. The urban edge characteristics including modern development and some horsiculture diminish the rural and naturalistic qualities of the landscape, and traffic and noise associated with the two arterial roads erodes tranquillity in the landscape. These factors combining to lower sensitivity to residential and employment development.

The pattern of small-scale pastoral fields along Main Street act as a rural backdrop to the village, provide time depth and contribute to an important area of separation between Claybrook Parva and Ullesthorpe (both designated conservation areas). These pastoral fields also play an important role in providing the setting to largely retained historic urban edge of Ullesthorpe, increasing sensitivity locally.

The overall sensitivity of the landscape in this parcel to residential development is **Moderate** with the overall sensitivity of the landscape to employment development increasing to **Moderate-High** due to the increased visibility of this scale of structure in a lowland landscape and its potential relationship with settlement edges.

Development management guidance for UE1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

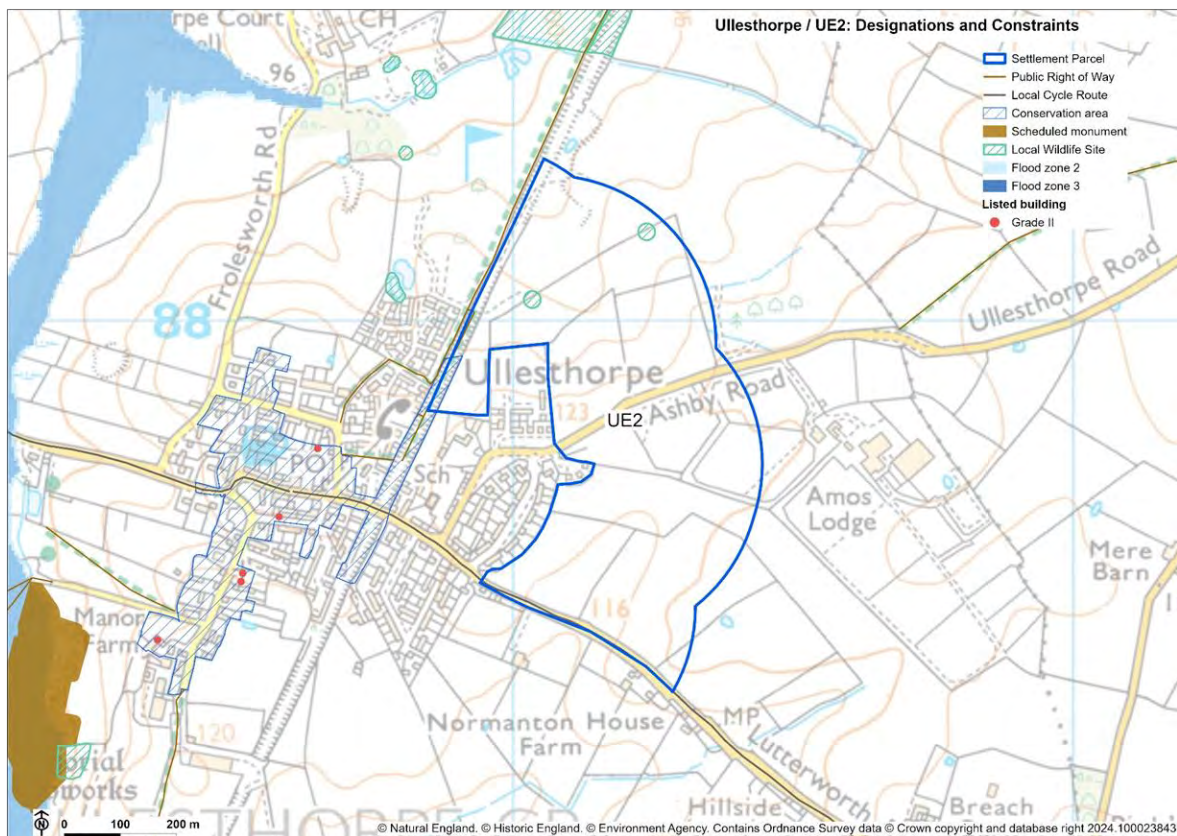
- Areas less sensitive to development change include the modern settlement edge to the south and south-west of the golf course
- Avoid locating development within small-scale pastoral fields between the villages of Ullesthorpe and Claybrooke Parva to maintain the sense of separation between villages.
- Avoid locating development where it appears physically and visual detached from the settlement, including areas in the north of the parcel.
- Consider opportunities to increase tree planting between the golf course and the modern residential development on Fairway Meadows Road.
- Protect and strengthen deciduous woodland along the dismantled railway line.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Preserve intermittent outward views to the north-west along Frolesworth Road to the surrounding landscape.

Area/Parcel: Ullesthorpe / UE2

Figure 4.213: Ullesthorpe / UE2 map



Representative photos

Figure 4.214: UE2-1 – View from Ashby Road on the settlement edge, looking across the arable landscape and golf course.



Figure 4.215: UE2-2 – View from Lutterworth Road looking north-west towards the settlement edge.



Location and Landscape Character

The parcel lies to the east of Ullesthorpe, defined by the dismantled Midland Counties Railway to the west and Lutterworth Road to the south-east.

The parcel lies within LCA 9b Claybrooke Magna to Leire which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently undulating lowland landscape with few dramatic changes in topography.
 - The land is highest at the north-eastern most extents of the settlement, at approximately 123m AOD, falling very gently to the north-west to 105m AOD.
 - Fields are predominantly medium to large scale and regular, defined by hedgerows with scattered trees.
 - The dismantled railway line forms the northerly/westerly boundary to the parcel and is located within a steep cutting.

Natural character

- Intensively farmed with limited semi-natural features, with some manmade influences such as the golf course.
 - Landcover is predominantly arable cropping besides the golf course, and semi-natural features are limited to field boundary hedgerows.

- Trees are limited to hedgerow trees, vegetation on both sides of Lutterworth Road and Ashby Road and along the disused Midland Counties Railway.

Historic landscape character

- A landscape with limited time-depth and few historic features.
- 19th century planned enclosure field pattern with some intensification through modern farming practices.
- Limited relationship with the historic core of Ullesthorpe, due to modern residential expansion on the eastern side of the village.

Form, density and setting of existing settlement

- The parcel provides a largely rural backdrop to the eastern edge of Ullesthorpe.
- Farmland provides a rural backdrop to the settlement, however playing fields and a golf course extend an urban influence from the settlement edge.
- The settlement edge is poorly integrated with the surrounding landscape, with exposed modern developments along Goodacre Road and Ashby Road, and the 21st century housing estate off Sleath Drive.

Access and recreation

- A landscape with limited access or recreational opportunities.
- Formal recreation in the form of a golf club and playing fields.
- No PRowS present within the landscape.

Views and visual character including skylines

- An open landscape due to the flat landform and low hedgerows.

- The slightly elevated nature of Lutterworth Road/Ashby Road offers some open views across the surrounding landscape including to the settlement edge.
- The landscape is more open where hedgerows are low.

Perceptual and experiential qualities

- A relatively rural area, influenced by modern development and formal recreation activities.
- Residential expansion on the settlement edge and features such as the golf course and playing fields erode the rural qualities of the parcel.

Table 4.64: Residential/Employment Sensitivity Ratings - UE2

UE2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Form, density and setting of existing settlement	Low-Moderate	Low-Moderate
Access and recreation	Low	Low
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for UE2

The gently sloping lowland topography with large-scale arable fields, result in a lower sensitivity to residential and employment development. Natural features are limited to field boundaries, and trees along road corridors and the dismantled railway. The limited time depth (apart from some retention of 19th century field patterns); human influence in the form of modern housing development, a golf course, and playing fields all lower the sensitivity to development, as does the limited access to the landscape. The abrupt character of the settlement edge, particularly in proximity to Lutterworth Road and Ashby Road, also decreases sensitivity to development

However, the open character of the landscape due to the flat topography and low hedgerows, with views from elevated areas along Lutterworth Road and Ashby Road across the landscape increases landscape sensitivity to development.

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

Development management guidance for UE2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

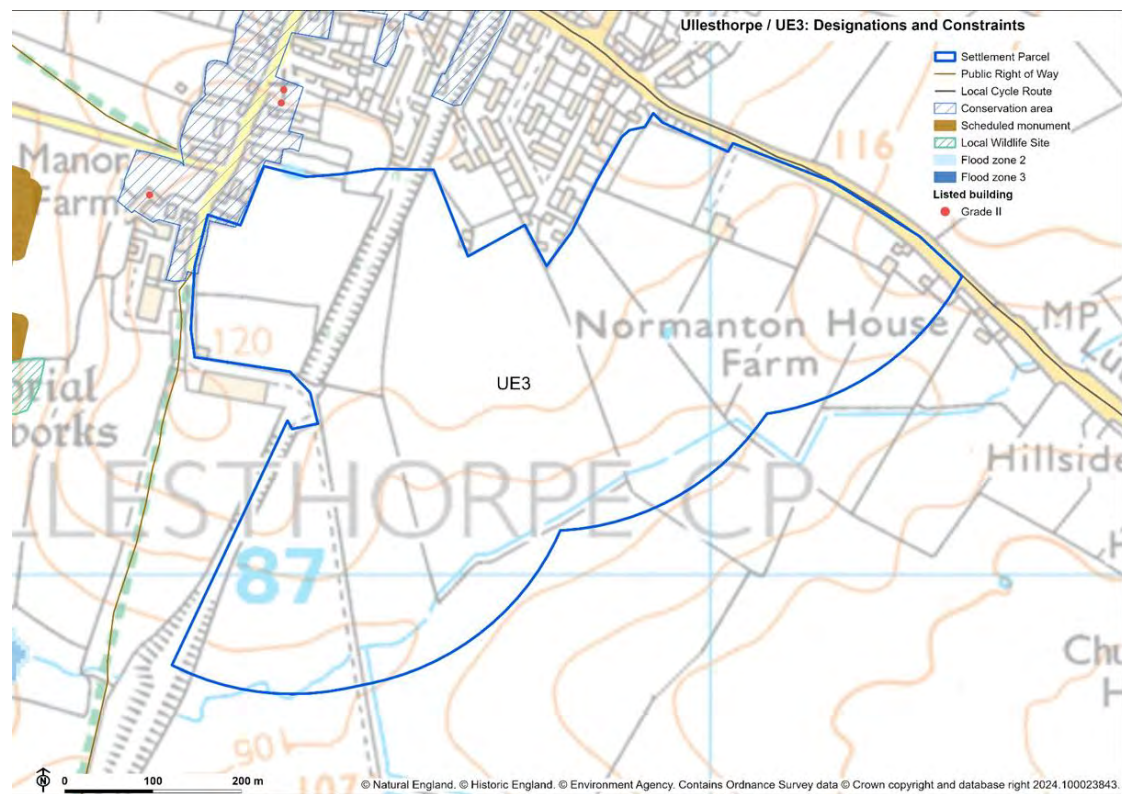
- Development should be avoided in elevated areas of land, where they will be highly visible in the open and exposed landscape.

Chapter 4 Sensitivity Assessment Parcels and Strategic Sites

- Consider the opportunity to better integrate modern developments along Goodacre Road and Ashby Road.
- Protect the enclosed character of the field east of the dismantled railway line.
- Protect and strengthen deciduous woodland along the dismantled railway line.
- Consider the opportunities to increase tree planting between the residential development at Sheafs Drive and the adjoining landscape and golf course.

Area/Parcel: Ullesthorpe / UE3

Figure 4.216: Ullesthorpe / UE3 map



Representative photos

Figure 4.217: UE3-1 – View from Lutterworth Road looking south-east across undulating farmland.



Figure 4.218: UE3-2 – View from Manor Farm looking east across the adjacent fields towards the dismantled railway and associated tree belt.



Location and Landscape Character

The parcel is located to the south-east of Ullesthorpe. The northerly boundary is drawn at Lutterworth Road, with the western boundary defined by the dismantled railway line

The parcel lies within LCA 9b Claybrooke Magna to Leire which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A gently undulating lowland topography, with landcover dominated by different sized agricultural fields.
 - The land falls slightly to a watercourse on south-east boundary of the parcel.
 - A variety of field sizes and shape, typically smaller and pastoral in the north-eastern and western extents of the parcel, with large arable fields in the south.
 - The disused railway line runs across the parcel in cutting.

Natural character

- An agricultural landscape with semi-natural features mostly limited to tree-lined hedgerows.
 - A mixed agricultural landscape, with a network of hedgerows forming field boundaries.

- Dense and mature vegetation associated with the watercourse to the south-east.
- Some deciduous woodland cover, associated with the dismantled railway and at Normanton House Farm, both listed as priority habitats.

Historic landscape character

- Some evidence of time-depth associated with historic field patterns, alongside some very large post-war fields.
- Ullesthorpe's historic core (designated as a conservation area) lies adjacent to the parcel, including listed buildings such as Home Farm House.
- Historic field patterns are evident in the east, however, there has been field amalgamation, and a loss of the historic field pattern in the south, with some very large post-war fields.

Form, density and setting of existing settlement

- An agricultural landscape provides a rural landscape setting to the settlement.
- The agricultural landscape acts as a rural backdrop to Ullesthorpe, including the historic settlement edge, notably west of the dismantled railway.
- The south-eastern edge of Ullesthorpe has limited vegetation, forming an abrupt settlement edge.
- The parcel contributes to the physical and visual separation between Ullesthorpe and Magna Park to the south.

Access and recreation

- A landscape devoid of access and recreational opportunities.

- An agricultural landscape with no recreational facilities and no access routes.

Views and visual character including skylines

- Relatively open landscape, with views across rolling farmland, including towards Magna Park and distant tall structures.
 - A relatively open landscape with long-distance views across rolling farmland to the south, particularly from the elevated Lutterworth Road
 - To the south, the Magna Park business developments, large scale warehouse structures, combine with wind turbines to form a developed skyline above distant trees.
 - Visually enclosed landscape in fields to the west of the dismantled railway, where the mature trees associated with the railway contain views.

Perceptual and experiential qualities

- A rural, agricultural landscape influenced by development on the edge of Ullesthorpe and views of development at Magna Park to the south.
 - Abrupt and hard settlement edges act to have a modernising influence on the landscape, diminishing rural qualities.
 - Lutterworth Road provides access to Magna Park Business Park in the south, with associated traffic, noise and congestion which locally detracts from the rural quality and tranquillity.
 - An enclosed and intimate landscape west of the dismantled railway line contained by vegetation associated with the dismantled railway and with relatively high localised levels of tranquillity.

Table 4.65: Residential/Employment Sensitivity Ratings - UE3

UE3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate	Moderate
Form, density and setting of existing settlement	Moderate	Moderate-High
Access and recreation	Low	Low
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for UE3

The gently undulating farmland with semi-natural features constrained to tree-lined hedgerows, is considered to lower the sensitivity of the parcel to residential and employment development. The landscape lacks access and recreational opportunities, with a limited sense of time depth associated with very large post-war fields in the south, lowering the sensitivity to developmental change. The landscape is relatively open, particularly to the south, but where built-form at Magna Park appears on skylines.

However, the landscape within the parcel provides a rural, undeveloped backdrop to the south-eastern settlement edge of Ullesthorpe, and contributes

to the physical and visual separation between Ullesthorpe and Magna Park to the south.

Areas of importance with respect to landscape character, and considered of increased sensitivity to development change, are fields to the west of the dismantled railway. They form part of the landscape setting to the historic settlement edge of Ullesthorpe (designated as a conservation area) and are more tranquil and enclosed relative to other parts of the parcel.

The overall sensitivity of the landscape to residential and employment development is **Moderate**.

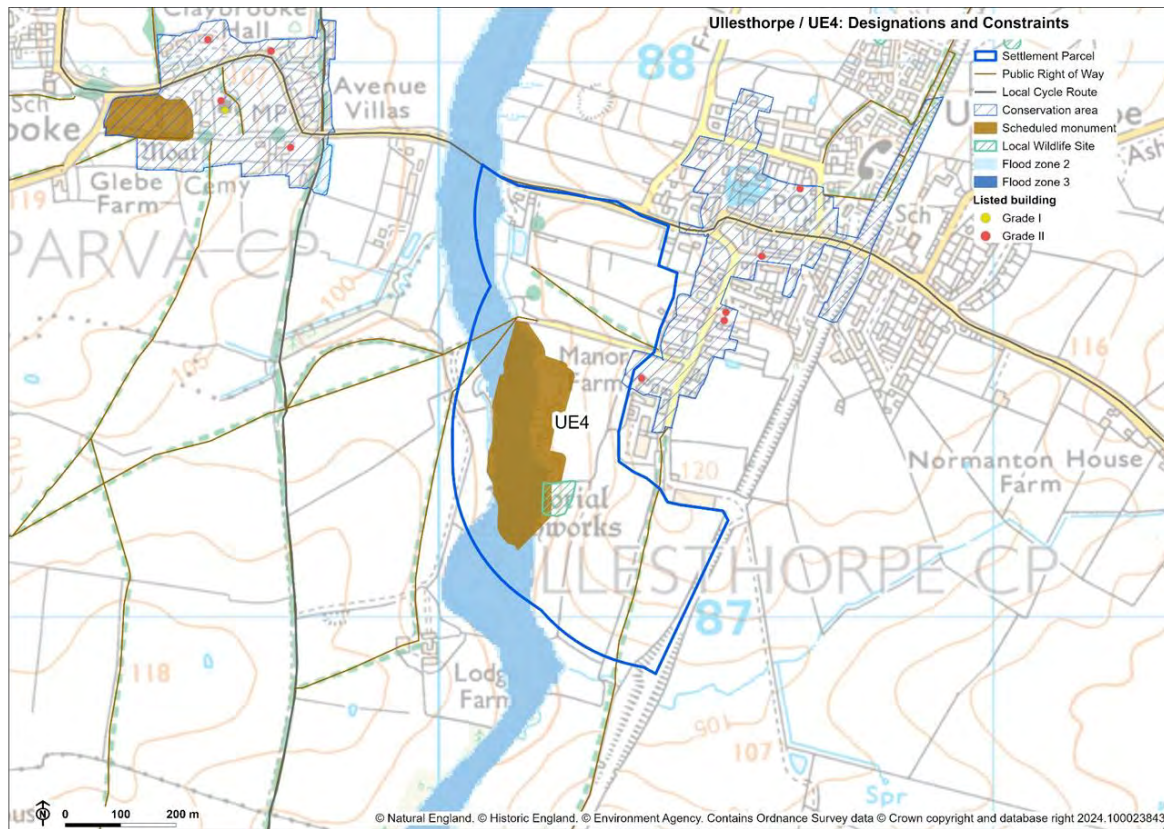
Development management guidance for UE3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Areas considered more sensitive to development are the enclosed fields to the west of the dismantled railway, which provide a rural edge to Ullesthorpe's historic conservation area.
- Protect and strengthen deciduous woodland along the dismantled railway line.
- Consider the potential to better integrate modern residential development into the landscape along the south-eastern edge of Ullesthorpe through effective planting schemes, softening the abrupt, hard settlement edge.
- Consider the potential to reduce the intervisibility with Magna Park business park to the south-east.

Area/Parcel: Ullesthorpe / UE4

Figure 4.219: Ullesthorpe / UE4 map



Representative photos

Figure 4.220: UE4-1 – View from the end of Manor Road, west of the settlement looking back towards Manor Farm.



Figure 4.221: UE4-2 – View from the western settlement edge on Manor Road looking west across the enclosed arable landscape.



Figure 4.222: UE4-3 – View from the PRow west of Manor Road, outward views in westerly directions.



Location and Landscape Character

The parcel is located to the south-west of Ullesthorpe. The easterly boundary is defined by the dismantled railway, with the northerly boundary drawn at Main Street.

The parcel lies within LCA 9b Claybrooke Magna to Leire which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently sloping landform with small-scale fields.

- The landform slopes gently from the settlement edge (120m AOD) to a shallow stream valley the south and west (105m AOD).
- Typically, small and more regular field pattern to the north with larger fields to the south, strongly influenced by the contours and natural features.
- Localised landform undulations around the Manorial Earthworks.

Natural character

- A pastoral farmland landscape, with semi-natural features associated with wetland, field boundaries and the dismantled railway.
 - Pastoral farmland bound by mature, tree-lined hedgerows, with trees lining the watercourse to the south-west.
 - Areas of lowland meadow and lowland fens, and deciduous woodland associated with the dismantled railway (all noted as priority habitats).

Historic landscape character

- A strong historic character to the landscape, with small-scale historic field patterns and medieval earthworks.
 - Largely intact historic field pattern, particularly in the north.
 - The historic core of Ullesthorpe (designated as a conservation area) with a number of listed buildings lie adjacent to the parcel.
 - Substantial earthworks of a moat and fishponds which form part of a deserted medieval village (designated as a scheduled monument) are visible in the landscape and adds time depth to the area.

Form, density and setting of existing settlement

- A distinctive rural edge to the west of Ullesthorpe.

- The historic village edge is well integrated with the surrounding landscape through mature trees and hedgerows.
- The small-scale pastoral landscape in the north provides a rural, undeveloped backdrop to Ullesthorpe.
- The parcel contributes to the physical and visual separation between Ullesthorpe and Claybrooke Parva.

Access and recreation

- A landscape with a number of PRow, and recreational amenity.
 - A network of footpaths provide access to the countryside to the west and south of the settlement.
 - Allotments along Main Road represents a locally valued recreational site.

Views and visual character including skylines

- An enclosed landscape, where the topography and vegetation curtail views to short and medium distances.
 - An enclosed landscape with mature trees and dense hedgerows boundaries that contain views.
 - Views west are largely contained by dense, mature vegetation and localised ridgelines.
 - Turbines and telephone wires on wooden poles occasionally appear on the skyline.

Perceptual and experiential qualities

- A relatively rural area with naturalistic qualities.
 - Strong rural qualities associated with the undulating well-treed farmland.

- The vegetated historic edge to Ullesthorpe limits the appearance of built form and contributes to rural quality and tranquillity.

Table 4.66: Residential/Employment Sensitivity Ratings - UE4

UE4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Moderate	Moderate
Historic landscape character	High	High
Form, density and setting of existing settlement	Moderate-High	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Low-Moderate	Low-Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for UE4

The gently sloping lowland landform, and strong sense of enclosure which limits views are considered to lower the sensitivity of the parcel to residential and employment development.

The landscape of the parcel makes a contribution to the historic village edge of Ullesthorpe, providing a rural backdrop with mature trees and hedgerows, and also provides access to the countryside for recreation. The strong historic character of the landscape, which includes visible historic features such as

medieval earthworks (Manorial Earthworks) and the largely intact historic field patterns, and the contribution the landscape makes to the physical and visual separation between the village and Claybrooke Parval increase the sensitivity of the landscape to development.

Areas of importance with respect to landscape character and considered of increased sensitivity to development change include the scheduled monument associated with the Manorial Earthworks, priority habitats associated with the dismantled railway and watercourse, and small-scale historic fields in the north.

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

Development management guidance for UE4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- A parcel of high sensitivity relative to the other three parcels surrounding Ullesthorpe, where development should be avoided.
- Preserve sensitive historical features including the retained historic settlement edge, the Manorial earthworks (scheduled monument), moat and fishpond. Development should be avoided at or near these areas.
- Protect and maintain the existing woodland features, including along the dismantled railway, which help in creating the enclosed, intimate landscape setting.
- Protect and maintain the network of water features, the small streams, lake and wet grassland habitats, which represent a valuable semi-natural habitat.

- Consider the potential to reinforce screening planting to the west of Manor Farm, which will create a softer vegetated edge to the built up area and mitigate the impacts of electrical infrastructure seen as horizon features.
- Retain formal access routes, which provide a connection between settlement and the wider landscape.

Summary Sensitivity Scores

Table 4.67: Landscape sensitivity scores

Area	UE1	UE2	UE3	UE4
Residential development	M	L-M	M	M-H
Employment development	M-H	M	M	M-H

Stoughton

Figure 4.223: Stoughton map



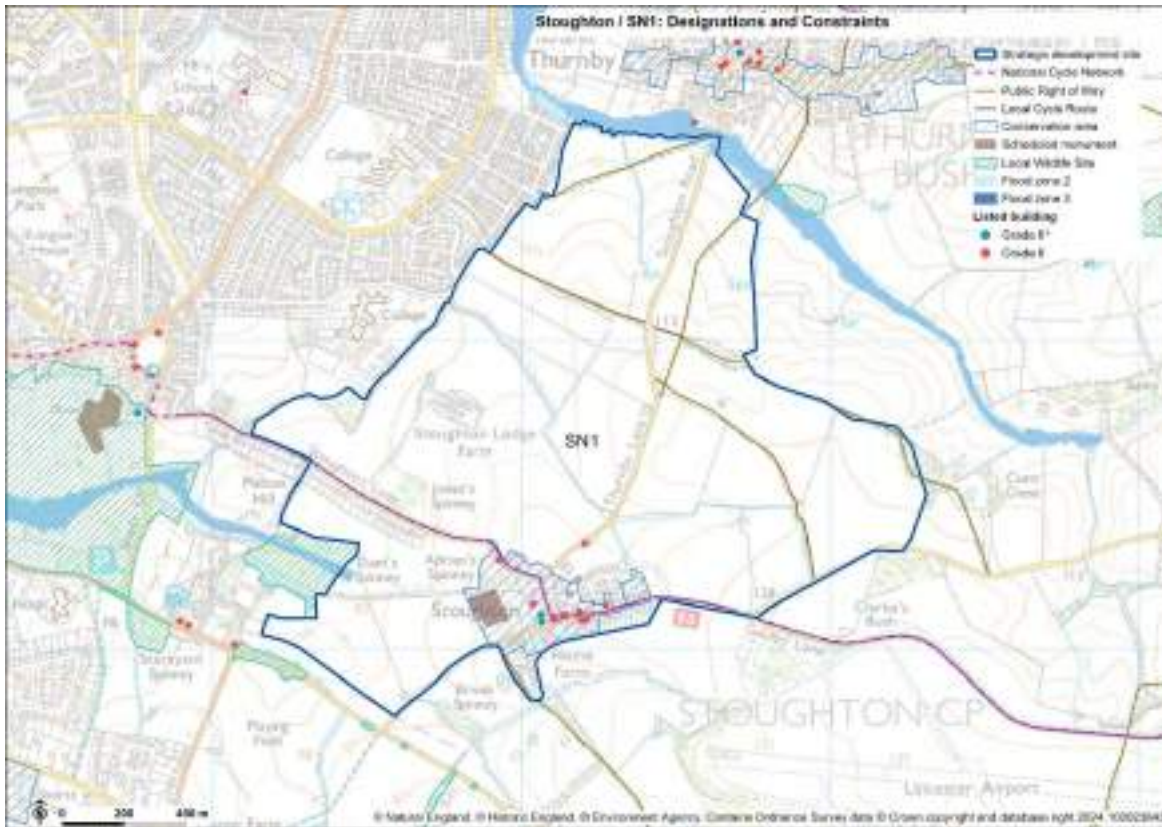
Location and description

The Stoughton strategic site is located in the north-west of the district, adjoining the eastern edge of the Leicester urban area.. It is also located to the north of Great Glen and southwest of Houghton on the Hill. The villages of Little Stretton and Stoughton, as well as Leicester Airport are located within this strategic site.

The strategic site has been divided into four separate sites for the purposes of this assessment which have been determined by the framework of the Harborough Landscape Character Assessment and other landscape features.

Area/Parcel: Stoughton (SN1)

Figure 4.224: Stoughton (SN1) map



Representative photos

Figure 4.225: SN1-1 View from field gate on Gaulby lane looking north-west towards Dam's Spinney.



Figure 4.226: SN1-2 View looking south-west from public right of way over arable farm land.



Figure 4.227: SN1-3 – View from public bridleway looking west towards edge of Leicester.



Figure 4.228: SN1-4 – View looking north-east from public open space on the northern edge of Stoughton.



Location and Landscape Character

The site forms the western part of the strategic site, defined by the edge of Leicester on the west and Thurnby to the north. The site boundary follows field

boundaries to the east, and the district boundary to the south. The site includes the village of Stoughton.

The strategic site lies within LCA 4a Stoughton to Scraptoft, which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Some localised landform changes, more pronounced in the north of the site. Landscape is of a medium to small scale.
 - The landform rises gently from west to east, with a slightly steeper north-facing valley slope to the south of Thurnby.
 - A number of springs in the north of the area, with streams crossing through the site.
 - Fields are mostly medium scale and irregular, defined by partially maintained hedgerows with trees and tree belts.

Natural character

- Primarily an agricultural landscape with isolated semi-natural features (including priority habitats), and some manmade influences.
 - Predominantly arable land, with a small section of pasture in the southernmost fields.
 - Mostly intact hedgerows with some tree belts and small deciduous woodlands (priority habitat).

- Areas of existing built development includes Stoughton, ribbon development along Stoughton Lane and Stoughton Lodge Farm.

Historic landscape character

- The landscape has a sense of time-depth associated with the village of Stoughton (a conservation area) and remnant parkland.
 - Some historic field patterns but evidence of field amalgamation due to modern farming methods.
 - The small historic village of Stoughton (designated as a conservation area) includes a number of listed buildings, including the grade II* listed St Mary's and All Saints Church.
 - Parkland and a former ride lined by a tree avenue associated with the former Stoughton Grange estate add a sense of time-depth to the landscape.

Extent of built development

- Sparsely settled rural landscape influenced by the urban edge of Leicester and containing the historic village of Stoughton.
 - Stoughton has a historic and often well integrated settlement edge with the landscape of the site forming a rural backdrop to the village.
 - The settlement edge of Leicester is varied with some open and abrupt areas, and others softened by vegetation along the brook.
 - The site plays a role in the separation between Thurnby, the eastern edge of Leicester, Stoughton and to a lesser extent, Oadby to the south.

Access and recreation

- Recreational opportunities within the site are limited to a few public rights of way, and public open space associated with Stoughton.

- A local cycle route passes through the southern part of the site along Stoughton Lane.
- Public open spaces (play areas, recreational grounds, woodland and a small park) are located within Stoughton but do not contribute to the sensitivity of the wider landscape.

Views and visual character including skylines

- The gentle landform and vegetation enclose the landscape, although there is some intervisibility with the settlement edge and wider landscape.
 - Areas of the landscape are enclosed by the gentle landform and vegetation.
 - Some more open areas in the north and views from local roads from gaps in aligning vegetation.
 - An undeveloped skyline although the settlement edge of Leicester is visible on higher ground.

Perceptual and experiential qualities

- A relatively tranquil area crossed by rural lanes.
 - Areas close to the settlement edge are influenced by lighting, traffic and noise.
 - Central and eastern parts are relatively remote and rural, although noise from Leicester Airport (SN3) results in a loss of tranquillity.

Table 4.68: Residential/Employment Sensitivity Ratings - SN1

SN1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate-High	Moderate-High
Extent of built development	Moderate-High	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for SN1

The relative lack of natural features within the agricultural landscape lowers landscape sensitivity to residential and employment development. Views are generally contained within the site due to mature boundary vegetation and the gentle sloping landform also lowers landscape sensitivity (although some localised areas in the north are more prominent due to their elevated location).

However, sensitivity is increased by sense of time-depth which is notable within the village of Stoughton, remnant parkland associated with Stoughton Grange in the form of parkland trees and a ride. The site also plays an important role in the separation of Stoughton, Thurnby and the eastern edge of Leicester and a lesser extent to Oadby to the south. These factors increase landscape sensitivity to residential and employment development.

Features of importance to local landscape character include the parkland setting to the historic village of Stoughton and its well-integrated settlement edges.

The overall sensitivity for this part of the strategic site is judged to be **Moderate** for both residential and employment development.

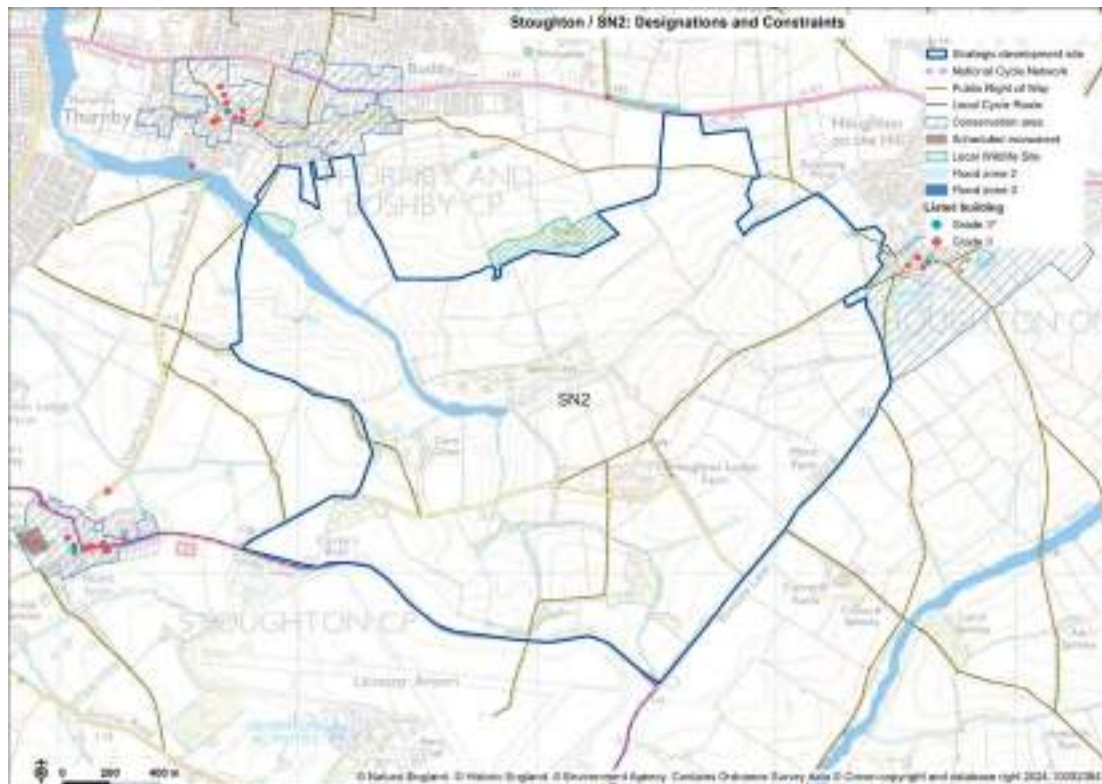
Development management guidance for SN1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Preserve the sense of physical and visual separation between Stoughton and the eastern edge of Leicester and Thurnby to the north.
- Protect the historic setting of Stoughton.
- Protect and strengthen sensitive landscape features including the historic estate parkland elements to the east of Stoughton associated with the former Stoughton Grange estate.
- Protect and strengthen sensitive landscape features along the watercourses.

Area/Parcel: Stoughton (SN2)

Figure 4.229: Stoughton (SN2) map



Representative photos

Figure 4.230: SN2-1 View from public bridleway looking north towards the elevated settlement edge at Thurnby/Bushby. Houghton on the Hill is visible in the distance and vegetation marks the route of Bushby Brook.



Figure 4.231: SN2-2 Channelled view looking north-east from public bridleway off Houghton Lane toward Houghton on the Hill.



Figure 4.232: SN2-3 View looking south-west from public right of way south-west of Houghton on the Hill.



Figure 4.233: SN2-4 View looking north-west from Houghton Lane.



Location and Landscape Character

The site is located in the north of the strategic site. The western and northwestern edge adjoins SN1 and the edge of Thurnby/Bushby, field

boundaries and the southern edge of Houghton on the Hill mark the north and northeast boundary. Stretton Lane and Gaulby Lane form the southeastern and southern extent of the site respectively.

The site lies within LCA 2c Houghton on the Hill to Keyham which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. A strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Medium-scale landscape with relatively steep gulleys and undulating, pronounced landform incised by Bushby Brook.
 - A complex undulating valley landform incised by Bushby Brook and its associated tributaries. The land rises toward Houghton on the Hill (155m AOD).
 - The field pattern is irregular, medium scale and defined by partially maintained hedgerows with trees, tree belts and woodland clumps.
 - A moderate density of small-scale landscape features including a few woodland blocks.

Natural character

- An agricultural landscape with semi-natural features (including priority habitats).
 - Predominantly arable land with areas of pasture around the watercourses.
 - The Bushby Brook is well vegetated, forming a green corridor through the landscape.

- Mostly intact hedgerows with some tree belts and many deciduous woodland clumps (priority habitat).

Historic landscape character

- A landscape with limited time-depth except for adjoining historic villages.
 - The historic villages of Thurnby/Bushby and Houghton on the Hill (designated as conservation areas) adjoining the site.
 - Largely intact historic field pattern with some intensification through modern farming practices.

Extent of built development

- Rural landscape which contributes to the separation of Houghton on the Hill, Stoughton and Thurnby/Bushby with generally well vegetated village edges.
 - Historic edges of Houghton on the Hill, Stoughton and Thurnby/Bushby are mostly well integrated and softened by vegetation.
 - More modern residential edge of Houghton on the Hill is slightly set back from the site slightly behind field boundary vegetation.
 - Built elements within the site are limited to two farmsteads.

Access and recreation

- Limited recreational opportunities including a number of footpaths, one bridleway and a cycle route.
 - National Cycle Route 63 follows the road marking the southern extent of the site.
 - Public rights of way pass through a mostly rural undulating landscape connecting Houghton Lodge Farm with Houghton on the Hill, and on to Thurnby/Bushby.

Views and visual character including skylines

- Landscape is open and visually prominent in places due to the elevated landform and has some undeveloped skylines.
 - Elevated areas within the site are visually prominent and landscape is open in places.
 - The settlement edge is sometimes intervisible from within the site, as is the surrounding landscape.
 - Few built features on the skyline so mostly undeveloped, particularly looking south.
 - There are far reaching views from elevated parts of the site, the skyline here is hills on the southern edge of the Peak District, east of Stoke-on-Trent.

Perceptual and experiential qualities

- Away from the settlement edges, this is a scenic landscape with limited intrusive modern elements, except for occasional plane noise.
 - Central parts of the site are more remote and have scenic quality.
 - Areas of the site closer to the residential edge and short section of the A47, are influenced by lighting, traffic and noise, so less tranquil.
 - Airport in neighbouring site however results in a loss of tranquillity indirectly.

Table 4.69: Residential/Employment Sensitivity Ratings - SN2

SN2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	High

SN2	Residential Sensitivity Rating	Employment Sensitivity Rating
Natural Character	Moderate-High	Moderate-High
Historic landscape character	Low-Moderate	Low-Moderate
Extent of built development	Moderate-High	High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate-High	High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for SN2

The limited recreational opportunities and sense of time depth reduces sensitivity to residential and employment development.

However, the pronounced, undulating valley landform, its visual prominence and the natural character of the landscape (with riparian vegetation along watercourses and deciduous woodlands), increase the site’s sensitivity to residential and employment development. The site provides a scenic rural backdrop to the neighbouring settlements and also contributes to separating Houghton on the Hill, Stoughton and Bushby which increases its landscape sensitivity to residential and employment development.

Features of importance to local landscape character include vegetation aligning watercourses and woodland blocks forming wooded skylines.

The overall landscape sensitivity of this part of the strategic site to residential development is **Moderate-High**, with the overall landscape sensitivity of the

landscape to employment development increasing to **High** due to the increased scale and prominence of this type of development.

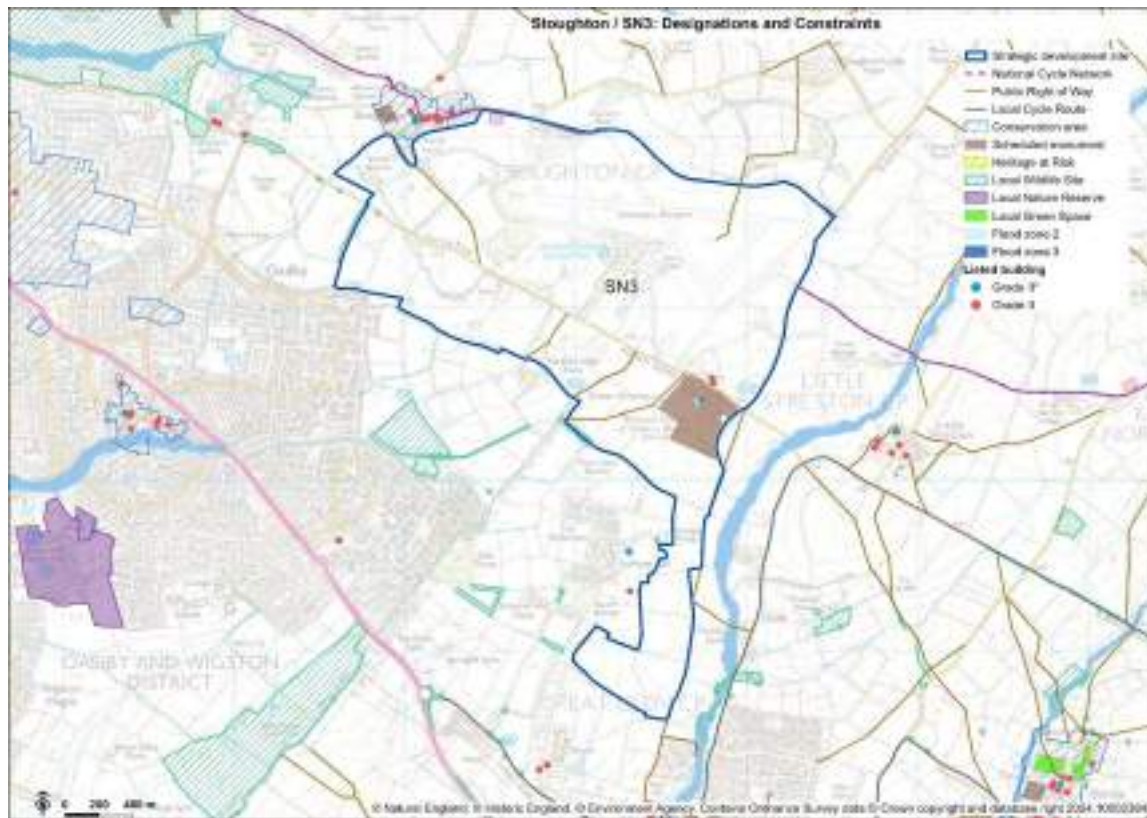
Development management guidance for SN2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Conserve the setting of Houghton on the Hill and Thurnby/Bushby, particularly adjacent to the conservation areas.
- Preserve views to the church spire and tower at Houghton on the Hill and Thurnby/Bushby respectively from within the site.
- Avoid locating development that would lead to coalescence of Thurnby/Bushby and Houghton on the Hill.
- Protect and strengthen sensitive landscape features including vegetation and priority habitats aligning Bushby Brook and other water courses.

Area/Parcel: Stoughton (SN3)

Figure 4.234: Stoughton (SN3) map



Representative photos

Figure 4.235: SN3-1 View looking north-east from public bridleway towards southern edge of Stoughton.



Figure 4.236: SN3-2 View from the south-eastern extent of the site, looking west across arable land and towards Stretton Hall.



Figure 4.237: SN3-3 View south from Gaulby Lane overlooking arable land towards Leicester Airport.



Location and Landscape Character

The site is within the central and southern area of the wider strategic site. The northern and eastern boundaries are shared with the LCT/LCA boundary, adjacent to the south-easterly edge of Stoughton village to the north-west and adjacent to the Harborough district boundary to the south-west.

The site lies within LCA 4b Great Stretton to Newton Harcourt which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Large scale, gently undulating landform with a plateau at the airport and dominated by arable landcover.
 - Gently undulating topography in western and southern areas, ranging between 100m to 135m AOD with a medium to large scale field pattern, and small-scale features, including woodlands and hedgerows.
 - The landform at Leicester airport (130m to 140m AOD) forms a relatively flat plateau with sparse vegetation cover emphasising the large scale of the landscape.

Natural character

- The wooded agricultural landscape contrasts with the more functional character of the airport.
 - Predominantly arable land use defined by mature tree-lined hedgerows, particularly to the south.
 - A relatively wooded landscape surrounding the airport, with woodland copses lining watercourses, and Gartree Road.
 - Leicester airport lacks semi-natural features.

Historic landscape character

- A strong sense of localised time-depth both within and adjacent to the site.
 - Stretton Magna deserted village (scheduled monument) is located in the east and features three listed buildings, located adjacent to Gartree Road, a Roman Road.
 - Stretton Hall, Grade II* listed building, borders the site in the south, with the historic village of Stoughton (designated as a conservation

area) abutting the boundary in the northwest, with associated heritage assets in proximity to the site.

- An historic field pattern is retained to the south of Gartree Road, with the WWII airport influencing the historic field pattern to the north.

Extent of built development

- Rural, sparsely settled landscape influenced by Leicester Airport.
 - Development is limited to the buildings and activities surrounding Leicester Airport and scattered dwellings and farmsteads.
 - The settlement edge of Oadby is well vegetated, and integrated into the landscape.
 - The rolling farmland in the west provides a semi-rural backdrop to the historic core of Stoughton.
 - Arable land to the south forms a rural gap between Great Glen and Stretton Hall.

Access and recreation

- Limited recreational opportunities.
 - A limited number of scattered public rights of way and bridleways across the landscape.
 - National Cycle Network (NCN) 63 runs along Gaulby Lane which defines the northern boundary.
 - Recreational centres in the airport including go-karting track are in private use.

Views and visual character including skylines

- Generally open landscape with undeveloped skylines, with views locally enclosed by woodland.

- Open landscape with wooded areas to the west and south which enclose outward views, providing a wooded backdrop to the landscape.
- No visual relationship with the south-eastern edge of Oadby due to landform and intervening vegetation.
- Generally undeveloped skylines, with the tower of the Church of St Giles visible on the horizon to the east.
- The airport, situated on a slightly elevated plateau, affords filtered views north and east across the landscape to undeveloped skylines. Woodland planting to the south and west screens views in these directions.

Perceptual and experiential qualities

- A rural landscape influenced by Leicester Airport which erodes tranquillity and rural qualities.
 - The airport, noise associated with the road network, and go-karting track when operational, detracts from the tranquillity and scenic quality of the landscape.
 - Southern parts of the site near Stretton Hall are more enclosed, intimate, and tranquil.

Table 4.70: Residential/Employment Sensitivity Ratings - SN3

SN3	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Moderate	Moderate
Historic landscape character	Moderate-High	Moderate-High

SN3	Residential Sensitivity Rating	Employment Sensitivity Rating
Extent of built development	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Low-Moderate	Low-Moderate

Summary of overall landscape sensitivity for SN3

The large scale of the arable landscape and gently undulating landform, and the flat landform and built development at the airport, lowers the sensitivity of the site to employment and residential development. Access to the landscape is limited, and the presence of the airport also affects tranquillity, which also lowers landscape sensitivity.

However, the site provides a semi-rural backdrop to settlements to the west and south, and the open, plateau character of the airport (which results in far reaching views) increases the sensitivity of the site to development. Outside the airport, the relatively wooded landscape and the strong sense of localised time-depth also increase the sensitivity to development.

Features of importance to the character of the landscape are the woodland blocks and mature tree belts scattered across the site, contributing to natural character.

The overall sensitivity of this part of the strategic site to residential and employment development is **Moderate**.

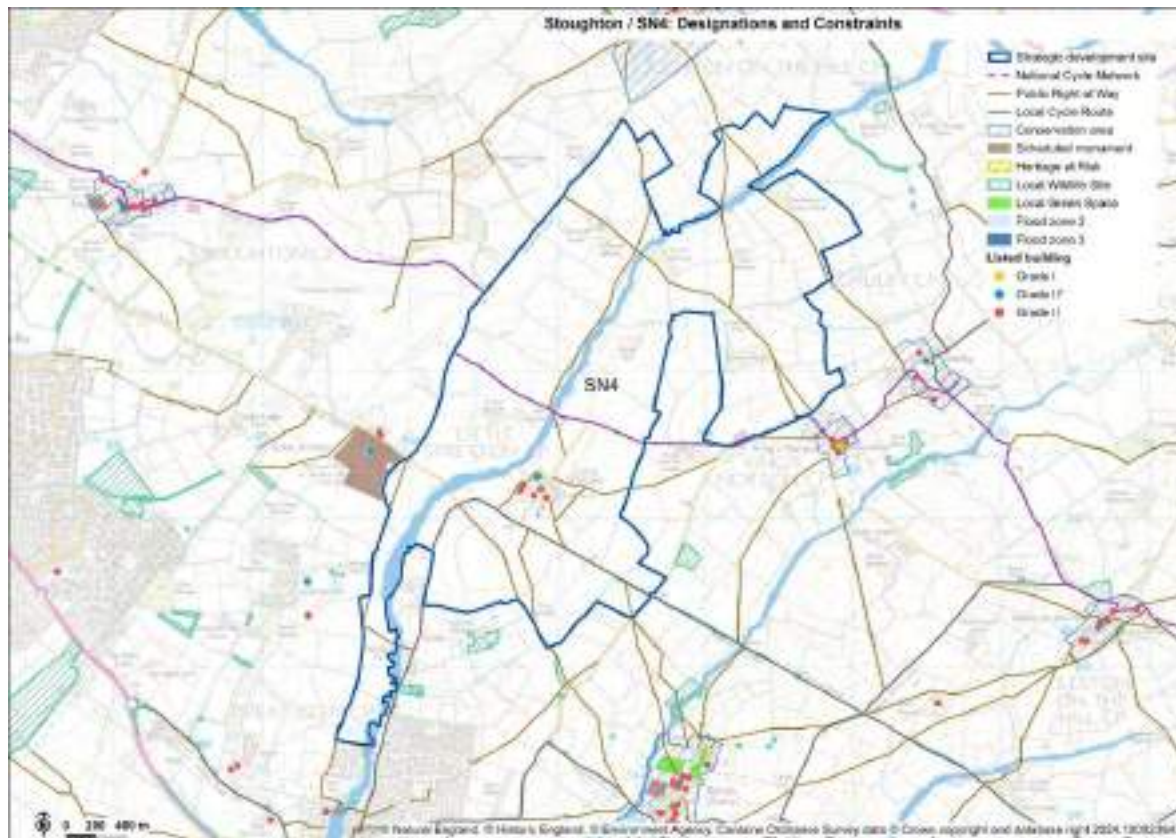
Development management guidance for SN3

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Protect the setting of Stretton Hall, and the medieval village of Stretton Magna.
- Protect and strengthen sensitive landscape features including clumps of trees, mature hedgerows, riparian vegetation and small blocks of woodland e.g. those which provide enclosure around the airport and go-karting facility.
- Preserve long distance views from the north of the site towards Church of St Giles' tower.
- Consider the potential to increase woodland or tree planting surrounding Oadby Lodge Farm, to better integrate the agricultural buildings and structures.
- Avoid development on open, elevated land near the airport where it is likely to be visible in the wider landscape.

Area/Parcel: Stoughton (SN4)

Figure 4.238: Stoughton (SN4) map



Representative photos

Figure 4.239: SN4-1 View from public right of way near Norton Gorse looking north across valley landform.



Figure 4.240: SN4-2 View from public right of way running parallel to River Sence.



Figure 4.241: SN4-3 View from public right of way travelling north-west from Gartree Road.



Location and Landscape Character

The site forms the eastern part of the strategic site, defined by minor roads and a bridleway to the west, by field boundaries to the east and extending up to the north-western edge of Great Glen to the south-west. The site includes the village of Little Stretton.

The site lies within LCA 2d Great Glen to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. The LCT has strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- An undulating landscape characterised by a complex network of valleys between local ridgelines.
 - The River Sence and its tributaries form a complex network of undulating valleys, with lowest areas close to Great Glen at 100m AOD.
 - Stretton Lane forms a local ridgeline along the western boundary between 141m and 152m AOD, as does Gaulby Lane in the east between 143m and 157m AOD .
 - Fields are predominantly medium to large scale, defined by hedgerows with scattered trees.

Natural character

- A predominantly agricultural landscape with a strong natural character along water courses.
 - Mature vegetation aligns the River Sence and its tributaries, with other areas of scattered woodland copses close to the river, as well as on valley sides.
 - Fields are bound by hedgerows. Mature vegetation surrounds the village of Little Stretton, which includes tree avenues aligning minor roads.
 - Modern development, other than within Little Stretton, is limited to two isolated farmsteads.

Historic landscape character

- The landscape has a limited time-depth, with historic features concentrated within Little Stretton village.

- Historic field pattern has deteriorated in places due to intensification of modern farming practices.
- The historic village of Little Stretton has a number of listed buildings, including Church of St John the Baptist (grade II* listed).

Extent of built development

- A rural area, separated from surrounding settlements.
 - Built development is limited to the village of Little Stretton which is integrated with the surrounding landscape by mature vegetation.
 - Rural roads cross the landscape, linking local villages and farmsteads with one another, with some utilised as a cycle route.
 - The site is isolated from surrounding settlements, except for Great Glen to the south, where the agricultural land provides a rural setting to the settlement edge.

Access and recreation

- Some local recreational opportunities within a rural setting.
 - A number of local public rights of way and bridleways criss-cross the agricultural landscape, linking local villages and farmsteads.
 - NCN Route 63 runs along Gaulby Lane and part of Stretton Road between King's Norton to the east and Stoughton further to the west.

Views and visual character including skylines

- The relatively open valley landform with outward views contained by landform.
 - The relatively open valley landform allows views across the site, however, local ridgelines to the west and south-east contain outward views.

- Intervisibility with surrounding settlements is generally limited, the exception being land adjacent to Great Glen.
- Intervisibility with the wider agricultural landscape is possible from locations in the north and north-east, where the valley landform continues.

Perceptual and experiential qualities

- Generally, an isolated, rural and tranquil area.
 - A relatively remote agricultural landscape with limited urban influences and a sense of rural character.
 - Airport noise in the adjoining landscape (SN3) indirectly detracts from tranquillity.

Table 4.71: Residential/Employment Sensitivity Ratings - SN4

SN4	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Extent of built development	Moderate-High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate-High	Moderate-High

Summary of overall landscape sensitivity for SN4

The complex undulating valley landforms associated with the network of watercourses increases sensitivity to residential and employment development. The mature riparian vegetation and woodland copses along valley sides, with limited modern development also increases landscape sensitivity. The rural character of the site and the backdrop it provides to Great Glen also increases the sensitivity of the site to development. Although most outward views would be limited, the site lies within a relatively open valley landform which increases sensitivity to development. Some local recreational opportunities are possible within the site, including a national cycle route, which would increase recreational sensitivity to development.

However, despite the cluster of listed buildings within Little Stretton, the landscape has limited time depth which reduces sensitivity to development.

Features of importance to landscape character, such as vegetation aligning watercourses, the NCN Route 63 and the network of public rights of way, increase sensitivity to development locally. The rural backdrop provided to Little Stretton should also be considered.

The overall sensitivity of this part of the strategic site to residential and employment development is **Moderate-High**.

Development management guidance for SN4

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on higher ground close to local ridgelines to ensure visual containment within the valley landform.

- Avoid locating development in locations where it would affect the setting of Little Stretton village and its associated listed buildings.
- Preserve and maintain the network of woodland and vegetation aligning the River Sence and associated tributaries, as well as vegetation on valley sides.
- Protect and strengthen sensitive landscape features including those along the water courses, the woodland copses and the landscape features which link them together.
- Minimise impact on views from the NCN Route 63 as it crosses the rural landscape .

Summary Sensitivity Scores

Table 4.72: Landscape sensitivity scores

Area	SN1	SN2	SN3	SN4
Residential development	M	M-H	M	M-H
Employment development	M	H	M	M-H

East of Broughton Astley

Figure 4.242: East of Broughton Astley map



Location and description

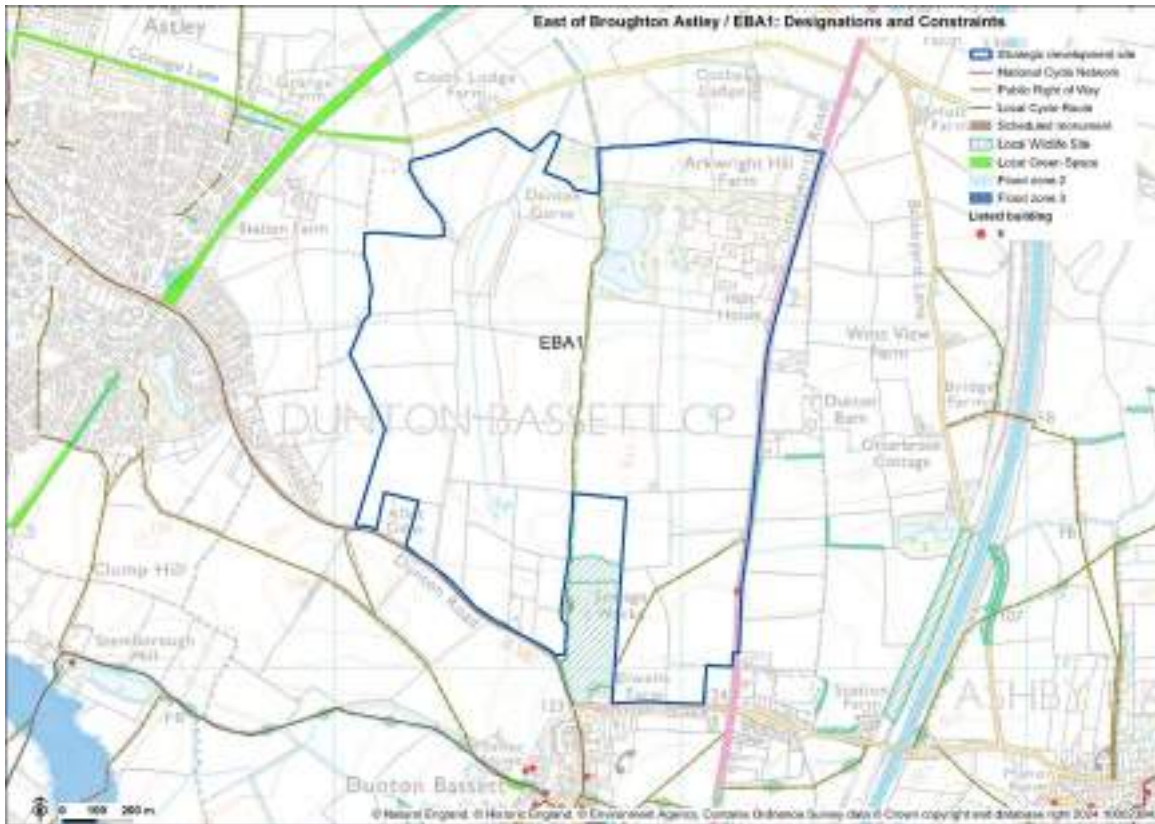
The strategic site is located to the east of Broughton Astley in the south-west of the district.

The site consists of mixture of arable and pastoral agricultural fields, with numerous scattered farmsteads. It is crossed by the M1 motorway and Lutterworth Road (A426), as well as by Brickyard Lane, a minor road. The village of Dunton Bassett lies to the south-west and Ashby Magna to the south-east of the site. The site is separated from the large village of Broughton Astley by agricultural land and is 125m from the settlement edge at its closest point. The Leicestershire Round long-distance footpath crosses the south-eastern part of the site, and NCN Route 50 runs adjacent to the eastern boundary.

Due to the size of the strategic site, it is split into two sites by Lutterworth Road (A426), with the western site referred to as EBA1 and the eastern site as EBA2.

Area/Parcel: East of Broughton Astley (EBA1)

Figure 4.243: East of Broughton Astley (EBA1) map



Representative photos

Figure 4.244: EBA1-1 – View from Lutterworth Road A426, south of Dunton Barn, looking west into the site.



Figure 4.245: EBA1-2 – View from Dunton Road B581 looking north into the site.



Figure 4.246: EBA1-3 – View from public right of way north of Elwells Farm looking north-east across the site.



Figure 4.247: EBA1-4 – View from Dunton Road B581, west of Elwells Farm, looking north into the site.



Location and Landscape Character

The site lies within LCA 10b Gilmorton to Broughton Astley within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently undulating, medium scale landscape.
 - Higher land is located to the south-east adjacent to Dunton Bassett at 124m AOD and falls towards gently towards a small water course, with lowest areas at 95m AOD to the north.
 - Fields are predominantly medium scale and geometric, defined by hedgerows with scattered trees, with smaller scale fields close to the B581 Dunton Road.
 - Artificial levels are associated with the Arkwright Industrial Estate and associated balancing ponds, located in the northeast adjacent to the A426 Lutterworth Road.

Natural character

- A predominantly agricultural landscape dominated by arable cultivation, with limited semi-natural features and influenced by modern development.
 - Areas of mixed woodland surrounding the Arkwright Industrial Estate, planted to screen views of buildings and associated yards/car parking.

- A farmed landscape with semi-natural features limited to vegetation aligning the local water course, and the A426 Lutterworth Road. Field boundaries are intact with some mature hedgerow trees to the south.
- Man-made features include the Arkwright Industrial Estate, the A426 and scattered development along the B581.

Historic landscape character

- A landscape with some time depth and no historic features of importance to landscape character.
- A relatively intact historic field pattern with some intensification through modern farming practices.
- With the exception of a grade II listed mile post along the A426, there are no other historic features within the site.

Extent of built development

- A rural area influenced by an industrial estate and nearby village of Dunton Bassett but separated from Broughton Astley.
- The site is physically separated from the settlement edge of Broughton Astley but provides part of the wider rural backdrop to the large village and the village of Dunton Bassett.
- The site provides some separation between Broughton Astley and Dunton Bassett.
- The large-scale Arkwright Industrial Estate to the north-east is isolated from other built form, but well integrated by planting.

Access and recreation

- Limited local recreational opportunities.
- The site offers limited recreational opportunities, with only two public rights of way crossing the agricultural landscape.

- An allotment garden borders the south-western boundary.

Views and visual character including skylines

- Relatively open landscape with limited intervisibility with Broughton Astley.
 - Relatively open landscape, due to the low hedges and gently undulating landform, with some distant views possible from higher ground to the south.
 - Vegetation along the A426 and surrounding Arkwright Industrial Estate serves to limit some views.
 - Limited intervisibility between Broughton Astley and the site due to intervening landform and vegetation.

Perceptual and experiential qualities

- A rural area, influenced by roads and an industrial estate.
 - Busy roads to the south and east and the industrial estate detract from the rural qualities of the landscape.
 - Western parts appear more rural and tranquil, despite being closer to Broughton Astley.

Table 4.73: Residential/Employment Sensitivity Ratings - EBA1

EBA1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Moderate
Natural Character	Low-Moderate	Moderate
Historic landscape character	Low-Moderate	Low-Moderate

EBA1	Residential Sensitivity Rating	Employment Sensitivity Rating
Extent of built development	Moderate	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for EBA1

The gently undulating nature of the landform, the influence of busy roads and the industrial estate results in a lower sensitivity to residential and employment development. Limited semi-natural or heritage features and limited local recreational opportunities within an agricultural landscape also serve to lower sensitivity.

The rural backdrop as well as the physical and visual separation the site provides between the surrounding settlements increases the sensitivity of the landscape to residential and employment development. The edge of Dunton Bassett is relatively open, offering views over the surrounding landscape, which results in higher sensitivity to residential and employment development in this location.

The overall sensitivity of this part of the strategic site to residential and employment development is **Moderate**.

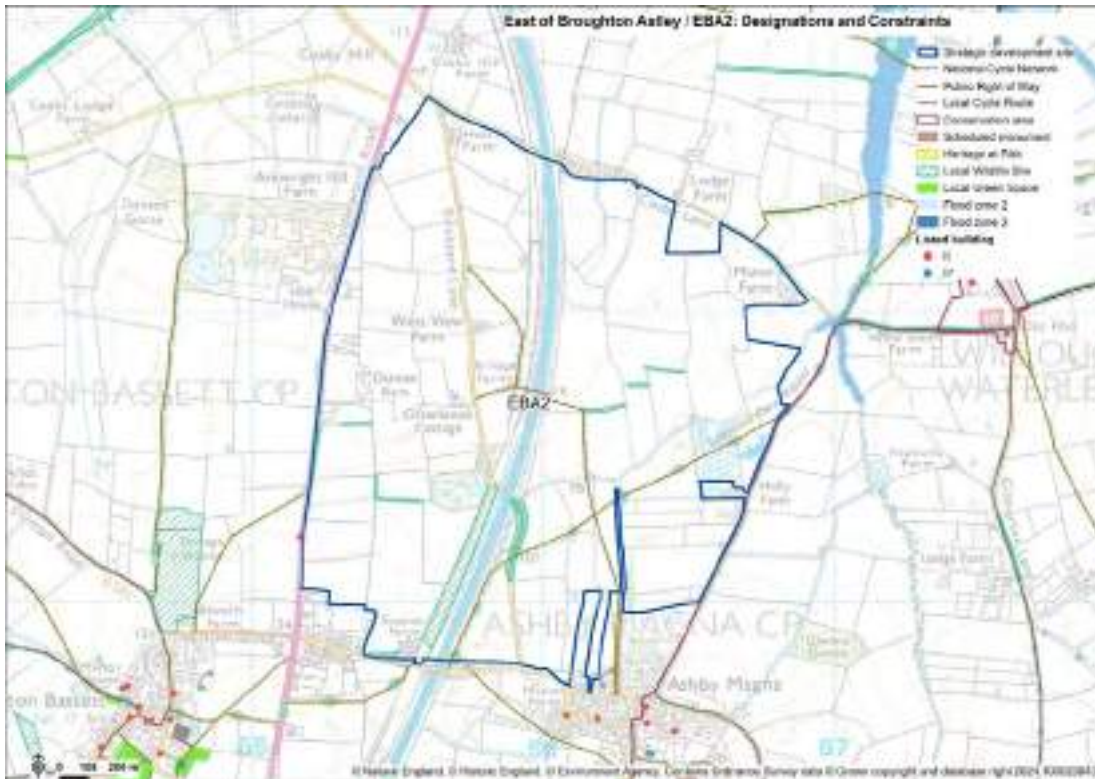
Development management guidance for EBA1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Avoid locating development adjacent to Dunton Bassett which would detract from the open edge of the village.
- Avoid locating development on land in the west, on slightly higher ground to the north of Dunton Road, to prevent further intervisibility and reducing separation between settlements.
- Areas less sensitive to development change include land in proximity to the Arkwright Industrial Estate and the A426.
- Protect and strengthen sensitive landscape features including the water course and its associated vegetation.
- Consider the relationship of any development to the eastern edge of Broughton Astley, to ensure physical and visual separation is achieved.

Area/Parcel: East of Broughton Astley (EBA2)

Figure 4.248: East of Broughton Astley (EBA2) map



Representative photos

Figure 4.249: EBA2-1 – View from Lutterworth Road A426, north of the junction with Station Road, looking north-east into the site.



Figure 4.250: EBA2-2 – View from Lutterworth Road A426, south of Dunton Barn, looking east into the site.



Figure 4.251: EBA2-3 – View from Station Road over the M1 looking north into the site.



Figure 4.252: EBA2-4 – View from Leicestershire Round long-distance footpath, east of Holt Lane, looking north into the site.



Location and Landscape Character

The site lies within LCA 10b Gilmorton to Broughton Astley which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of

mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A very gently undulating, medium scale landscape locally altered by the M1 and a dismantled railway.
 - Higher land is located to the south adjacent to Ashby Magna and to the north-east of Dunton Bassett, as well as to the west, close to the A426. A very gently undulating landscape, which falls from 120m to 100m AOD.
 - Fields are predominantly medium scale defined by hedgerows with scattered trees, with a smaller-scale field pattern north of Ashby Magna.
 - Embankments associated with the M1, and dismantled railway are distinctive engineered features, providing dramatic level changes in places.

Natural character

- A predominantly agricultural landscape with some semi-natural features including woodland and mature hedgerow trees but influenced by the motorway.
 - Areas of mature woodland and vegetation aligning the M1 motorway and former railway line, some of which are priority habitats and several ponds, both large and small.
 - Landcover is a mix of arable and pastoral agricultural fields, bound by low hedgerows with mature oak trees.

Historic landscape character

- A landscape with some time-depth, particularly to the north of Ashby Magna.
 - There are no historic features within the site, however, some scattered listed buildings are located within Ashby Magna to the south.
 - The former railway line, which lies to the west of the M1 motorway is still evident within the landscape, although it has been influenced by modern development.
 - A relatively intact historic field pattern with examples of piecemeal enclosure, particularly notable to the north of Ashby Magna. Some intensification through modern farming practices elsewhere.

Extent of built development

- Rural setting provided to Ashby Magna, influenced by the M1 motorway.
 - South-eastern parts of the site abut the village of Ashby Magna. South-western parts are adjacent to properties aligning Station Road, where adjacent agricultural fields provide a rural setting.
 - The M1 motorway with its associated embankments and vegetation, physically and visually separate the settlements of Dunton Bassett and Ashby Magna.

Access and recreation

- Some local recreational opportunities which cross or lie adjacent to the site.
 - Some scattered local public rights of way cross the agricultural landscape; however, south-western and north-eastern areas of the site have no public access.

- The Leicestershire Round long-distance footpath crosses the south-eastern part of the site, linking Willoughby Waterleys and Dunton Bassett.
- Holly Farm fishery and caravan/camping site lies adjacent to Willoughby Road within the site and NCN Route 50 follows Willoughby Road adjacent to the eastern boundary.

Views and visual character including skylines

- Relatively enclosed landscape by hedgerows, trees and small blocks of woodland, including woodland aligning the M1 and former railway line.
 - A relatively enclosed landscape, influenced by the strong visual barrier created by vegetation aligning the M1 and former railway line.
 - The network of field boundary hedgerows and vegetation aligning minor roads or surrounding villages often limit views, limiting intervisibility with surrounding areas.
 - Some more open views from Cosby Lane to the north-east, including to the village of Willoughby Waterleys including a church tower on the otherwise treed horizon.

Perceptual and experiential qualities

- A rural area, influenced locally by the motorway and busy roads.
 - The A426 Lutterworth Road, M1 motorway and other peri-urban developments in the east of the site (car dealerships, kennels, stables and other non-agricultural uses, as well as adjacent industrial uses, detract from rural tranquillity.
 - Away from major road corridors, the strong sense of enclosure from mature trees, rural lanes, small-scale field pattern and scattered farmsteads combine to strengthen rural character, particularly in the east and northeast.

- Eastern parts are generally more rural, with less modern development, the exception being Holly Farm fishery and caravan/camping site.

Table 4.74: Residential/Employment Sensitivity Ratings - EBA2

EBA2	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Moderate
Extent of built development	Low-Moderate	Moderate
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for EBA2

The gently undulating nature of the landform, the visual enclosed nature of the landscape, and the influence on perceptual qualities of the M1 motorway and local trunk road, results in a lower sensitivity to residential and employment development.

The small-scale field pattern to the north of Ashby Magna with localised time-depth, along with areas of mature vegetation aligning the M1 motorway and

along field boundaries, increases the sites sensitivity to residential and employment development. The intervisibility with Willoughby Waterleys to the north-east and the presence of recreational opportunities through and adjacent to south-eastern parts of the area serve to increase sensitivity of the site.

Features of importance to landscape character include the mature hedgerow oaks trees and woodland. Recreational access through the site including the Leicestershire Round long-distance footpath as it crosses the agricultural landscape is also of importance.

The overall sensitivity of this part of the strategic site to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also deemed **Moderate**.

Development management guidance for EBA2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following specific guidance as set out below:

- Respect the setting of existing settlement edges and the scattered farmsteads.
- Protect the small-scale piecemeal enclosure which contribute towards time-depth north of Ashby Magna, as well as conserving the identity and setting of the village.
- Protect long-distance views available in the northeast of the site and intervisibility with Willoughby Waterleys.
- Protect and strengthen the setting of the Leicestershire Round long-distance footpath and NCN Route 50 to the east and south-east.

- Consider the potential for the former railway line to be enhanced for its recreational and wildlife value, including the potential to extend the existing woodland areas.

Summary Sensitivity Scores

Table 4.75: Landscape sensitivity scores

Area	EBA1	EBA2
Residential development	M	M
Employment development	M	M

Whetstone Pastures

Figure 4.253: Whetstone Pastures map



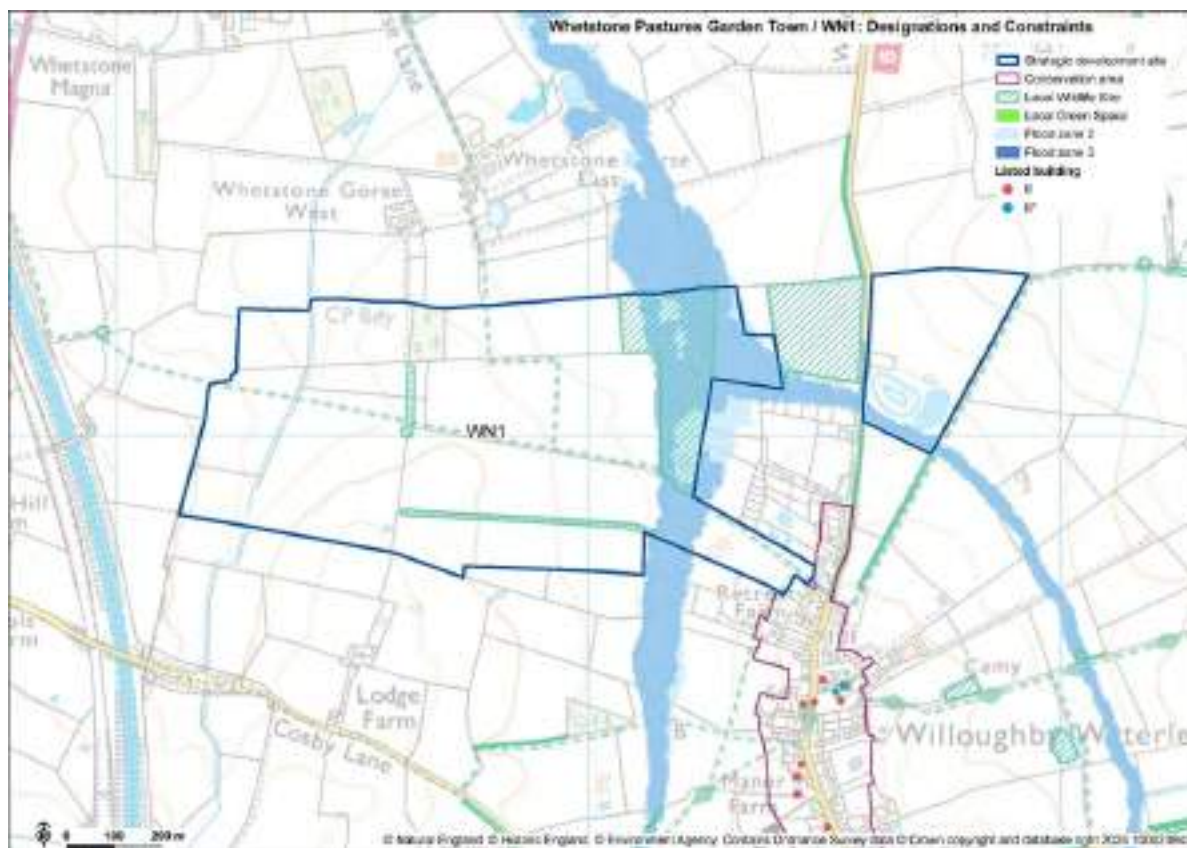
Location and description

The strategic site is located to the north and north-west of Willoughby Waterleys to the east of Broughton Astley and is in the north-west of the district. The site forms part of the proposed Whetstone Pastures Garden Town which extends to the north of the strategic site within the boundaries of Blaby District Council.

The site consists of mostly rectilinear arable fields located east of the M1 motorway. The site is split into two distinct parts of land to the east and west of Willoughby Road/Main Road, with this road forming part of National Cycle Network (NCN) Route 6. The site abuts part of the northern edge of Willoughby Waterleys and its associated Conversation Area. Two water courses cross the site in a north-south orientation and rural public rights of way cross parts of the western parts of the site.

Area/Parcel: Whetstone Pastures / WN1

Figure 4.254: Whetstone Pastures / WN1 map



Representative photos

Figure 4.255: WN1-1 – View from Willoughby Road overlooking eastern the part of the site



Figure 4.256: WN1-2 – View towards fishing ponds within Whetstone Gorse Fishery



Figure 4.257: WN1- 3 – View from public right of way within western part of the site, looking south-east towards the northern edge of Willoughby Waterleys



Figure 4.258: WN1- 4 – View from public right of way within the western part of the site looking north



Figure 4.259: WN1- 5 – View from public right of way within the western part of the site looking west



Location and Landscape Character

The site lies within LCA 9a Willoughby Waterleys to Shearsby which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently undulating land influenced by local water courses.
 - Lower land is located adjacent to the two water courses at approximately 90m AOD, with land gently rising up to 110m AOD in the south-west and 100m AOD to the north-east.
 - Fields are predominantly medium scale and rectilinear defined by hedgerows with scattered trees, with smaller scale fields closer to Willoughby Waterleys.

Natural character

- A predominantly agricultural landscape with semi-natural features along water courses and field boundaries.
 - An isolated woodland block is located to the north and maturing vegetation surrounds ponds at the Whetstone Gorse Fishery.
 - Mature woodland aligns local water courses including the Whetstone Brook.
 - Other semi-natural features are limited to intact hedgerows aligning field boundaries and vegetation around residential properties and farms on Main Steet/Willoughby Road.

Historic landscape character

- A landscape with limited time-depth but influenced by adjacent conservation area.
 - There are no historic features on the site.
 - Historic field pattern lost in places due to intensification of modern farming practices, however, some remnant ridge and furrow evident adjacent to Willoughby Waterleys.
 - The parcel lies adjacent to a part of Willoughby Waterleys Conservation Area, however, listed buildings are located away from the edge of the site.

Extent of built development

- A rural area separated from larger areas of development, including Leicester and Broughton Astley.
 - No built development on the site, with the exception of a rural road (which runs through the site), a man-made fishery and associated car park to the east of Willoughby Road.

- The eastern end of the site adjoins Willoughby Waterleys, and properties on the edge of the settlement, although integrated by mature garden vegetation, overlook fields to the west.

Access and recreation

- Some local recreational opportunities within and adjacent to the site.
 - Some local public rights of way cross the agricultural landscape linking Willoughby Waterleys with surrounding farms and roads.
 - Whetstone Gorse Fishery has local recreational value.
 - NCN Route 6 runs along Willoughby Road adjacent to the eastern area of the site and Leicestershire Round long-distance footpath is located 0.2km south of the site at its closest point.

Views and visual character including skylines

- A relatively open landscape within the site, although intervisibility with the wider landscape is limited by vegetation.
 - Relatively open landscape, however, the relatively flat topography, the network of tree lined hedgerows and occasional woodland copses prevent more distant views.
 - Some visual relationship with the adjacent settlement of Willoughby Waterleys, limited by the pattern of mature field boundary vegetation and by vegetation surrounding the fishery.
 - The skyline appears generally undeveloped with no views towards the M1 motorway and only glimpses of farmsteads and properties within Willoughby Waterleys.

Perceptual and experiential qualities

- An isolated, rural and relatively tranquil area separated from larger settlements, influenced in part by noise nearby roads, including the M1.

- A relatively remote agricultural landscape with limited urban influences and some distance from nearby larger settlements of Leicester and Broughton Astley.
- Despite not being visible, the noise of the M1 motorway to the west is noticeable and detracts from tranquillity.

Table 4.76: Residential/Employment Sensitivity Ratings - WN1

WN1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Extent of built development	Moderate-High	High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for WN1

The gently undulating nature of the land results in lower sensitivity to residential and employment development. Natural features are limited mostly to field boundaries within the agricultural landscape, resulting in a lower sensitivity. With no historic features located on the site and loss of the historic field pattern,

there is a lower sensitivity to development, despite proximity to a conservation area.

The intact rural character and separation from larger settlements, along with the open character undeveloped skylines increases the site's sensitivity to residential and employment development. Its proximity to a long distance footpath and a national cycle network route, as well as a local fishery also increases the sensitivity to development. Although the site is influenced in part by noise from the M1, it appears isolated and tranquil, which increases the perceptual and experiential sensitivity to the development types.

Features of importance to landscape character, such as the Willoughby Waterleys Conservation Area, the NCN Route 6 and the Whetstone Gorse Fishery, increase sensitivity to development locally. The effects upon the Leicestershire Round long-distance footpath should also be considered.

The overall sensitivity of the strategic site to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also considered as **Moderate**. The sensitivity of strategic site has been assessed in isolation and does not consider landscape sensitivity in the context of the wider proposed Whetstone Pastures Garden Town to the north, which lies outside the district.

Development management guidance for WN1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on Whetstone Gorse Fishery due to its established recreational use and valued landscape features.

- Protect and strengthen sensitive landscape features including vegetation along the water courses crossing the site.
- Consider the relationship between Willoughby Waterleys and the rural backdrop provided by the open fields in this site, particularly in relation to the Conversation Area
- Consider the relationship of the two separate land parcels of the site and their interaction with each other, especially in relation to the potential sensitivity of Willoughby Road and NCN Route 6.

Summary Sensitivity Scores

Table 4.77: Landscape sensitivity scores

Area	WN1
Residential development	M
Employment development	M

Land east of Scraftoft and north of A47

Figure 4.260: Land east of Scruptoft and north of A47 map



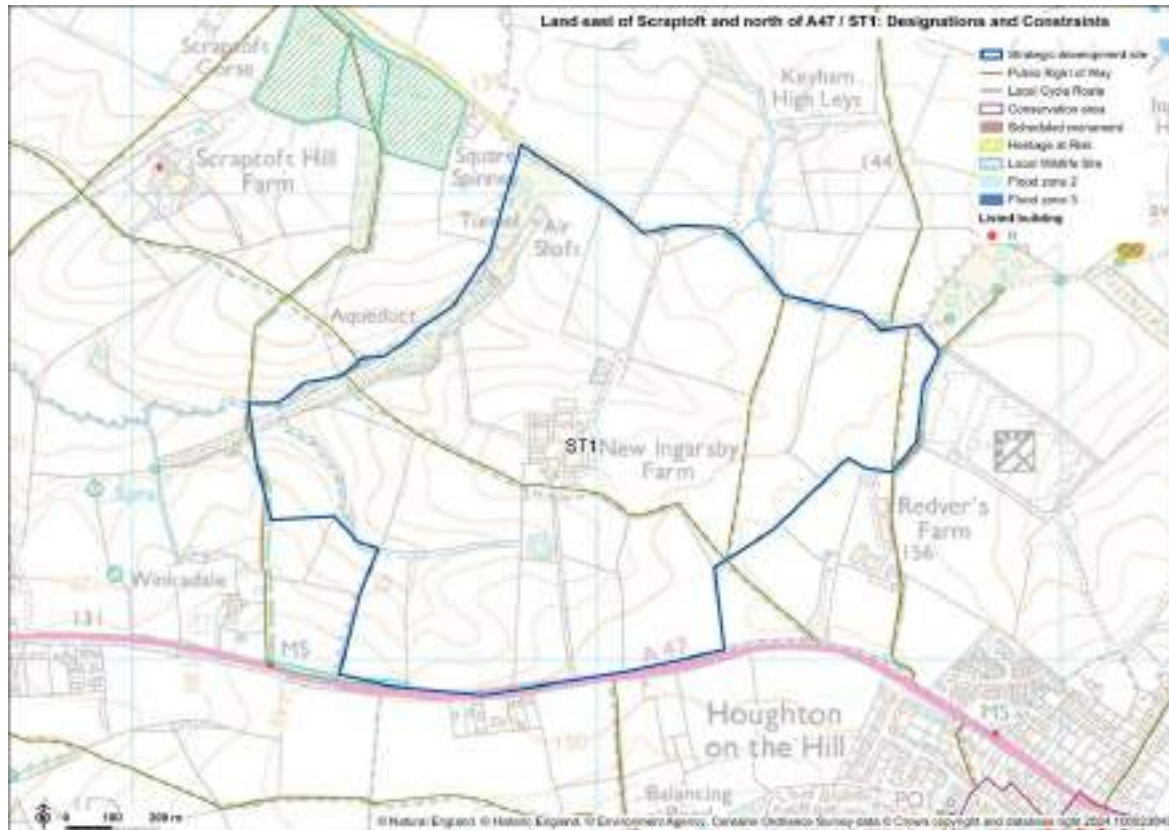
Location and description

The strategic site is located south-east of Scraptoft, east of Thurnby and Bushby and north-west of Houghton on the Hill in the north-west of the district.

The site consists of mostly rectilinear arable fields divided by fragmented hedgerows. It lies north of the A47, between the villages of Thurnby and Bushby, and Houghton on the Hill. Both Thurnby and Bushby and Houghton on the Hill have historic cores with associated conservation areas and listed buildings. Modern development has largely extended the settlements to the east and west respectively to within 200-300m of the site. New Ingarsby Farm is located within the site, including an historic farmhouse and large, modern agricultural buildings. The site contains the source of a small, tree lined stream, and a dismantled railway marked by woodland forms the north-western boundary of the site, once part of the Tilton and Leicester Branch.

Area/Parcel: Land east of Scraftoft and north of A47 / ST1

Figure 4.261: Land east of Scraftoft and north of A47 / ST1 map



Representative photos

Figure 4.262: ST1-1 – View from A47 looking north towards New Ingarsby Farm



Figure 4.263: ST1-2 – View towards New Ingarsby Farm from public right of way within site looking west



Figure 4.264: ST1- 3 – View from end of Covert Lane looking south into the site



Figure 4.265: ST1- 4 – View from public right of way within site looking south-west



Location and Landscape Character

The parcel lies between two LCTs.

The western section is within LCA 4a Stoughton to Scraftoft which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been expanded by modern development.

The eastern section is within LCA 2c Houghton on the Hill to Keyham, which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. The LCT has a strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Medium scale agricultural land with undulating landform falling towards local water courses.
 - Landform is strongly undulating, rising from approximately 110m AOD in the east, to approximately 155m AOD in the south along Uppingham Road (A47) and approximately 140m AOD in the north at Covert Lane.
 - Fields are predominantly medium scale and rectilinear, defined by hedgerows and occasional hedgerow trees, with smaller scale fields containing scattered trees close to New Ingarsby Farm.
 - Steep embankments to the north-west associated with a former railway line.

Natural character

- A predominantly agricultural landscape with semi-natural features along water courses, field boundaries and the dismantled railway.

- Habitats include a small, isolated woodland block north of New Ingarsby Farm, trees following local water courses and linear woodland along the dismantled railway.
- Elsewhere, semi-natural features are limited to sometimes gappy hedgerow field boundaries, which include mature hedgerow trees, and trees associated with the farm buildings.

Historic landscape character

- A landscape with some localised time-depth associated with the dismantled railway and ridge and furrow.
 - Former Tilton and Leicester Branch railway line still visible to the north-west, including a viaduct, tunnel and airshaft.
 - Historic field pattern lost in places due to intensification of modern farming practices.
 - Some remnant ridge and furrow evident in a small field south-east of New Ingarsby Farm.

Extent of built development

- A rural landscape separating Thurnby and Bushby and Houghton on the Hill and characterised by nearby modern residential development.
 - The site does not adjoin any settlement but abuts the A47 and scattered properties aligning the road to the south, Covert Lane to the north and a solar farm to the east.
 - The site provides separation between modern development on the edges of Thurnby and Bushby and Houghton on the Hill.
 - Apart from New Ingarsby Farm, which includes some large, industrial barns, there is no built development on the site.

Access and recreation

- Recreational opportunities limited to a network of rural footpaths within and adjacent to the site.
 - A number of rural public rights of way cross the agricultural landscape linking Houghton on the Hill and villages adjoining the Leicester urban area (i.e Thurnby, Bushby and Scraftoft with surrounding farms and roads.

Views and visual character including skylines

- A relatively open landscape with generally undeveloped skylines.
 - Relatively open landscape with views from higher ground across the site and wooded skylines appearing generally undeveloped.
 - Long distance views are afforded from the site towards Leicester and hills beyond. Lower areas of the site are more enclosed by valley landform.
 - Intervisibility with residential development on the edge of Thurnby and Bushby to the west, several properties on the A47 to the south, and more distant views towards Leicester.
 - Houghton on the Hill has a well vegetated edge, limiting intervisibility, however views from the north of the site include the church spire as a distinctive landmark feature on the horizon.

Perceptual and experiential qualities

- Strong rural character within the site, influenced by the A47 and nearby settlements.
 - Relatively strong rural character associated with the undulating arable fields and limited urban development adjacent to the site.

- Some urban influences from nearby settlements of Thurnby and Bushby, Leicester and the busy A47 to the south, which detract from tranquillity.

Table 4.78: Residential/Employment Sensitivity Ratings - ST1

ST1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate-High	Moderate-High
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low-Moderate	Low-Moderate
Extent of built development	Moderate-High	Moderate-High
Access and recreation	Moderate	Moderate
Views and visual character including skylines	Moderate-High	Moderate-High
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for ST1

The simple, arable landcover with generally limited natural features beyond field boundary vegetation and no designated historic features results in a lower sensitivity to residential and employment development. The site is influenced by the proximity of Thurnby, Bushby and Leicester, and by noise and movement from traffic on the A47 which lowers perceptions of tranquillity.

However, the site has a strong rural character associated with the undulating landform and limited development adjacent to the site, a role in providing separation between Thurnby and Bushby and Houghton on the Hill, features a network of public rights of way allowing access to the landscape between villages adjoining the Leicester urban area (i.e Thurnby, Bushby and Scraftoft). It has an open character with long distance views across the site towards both Leicester and the landmark church spire at Houghton on the Hill. These qualities increase the sensitivity to development.

Features of importance to landscape character include the small tree lined watercourses, mature hedgerow trees and occasional blocks of woodland. The small-scale field south-east of New Ingarsby Farm where there is evidence of ridge and furrow, and features such as the viaduct, tunnel and air shaft associated with the dismantled railway, including the aligning vegetation located on the north-west of the site, are also of importance to landscape character.

The overall sensitivity of the strategic site to residential development is **Moderate-High**, with the overall sensitivity of the landscape to employment development considered as **Moderate-High**.

Development management guidance for ST1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development where there is evidence of ridge and furrow south-east of New Ingarsby Farm.
- Avoid locating development adjacent to the dismantled railway due to its historic landscape value and mature woodland.

- Protect and strengthen sensitive landscape features including the woodland along the line of the former Tilton and Leicester Branch railway line to enhance local character and wildlife connectivity.
- Protect and expand the recreational potential of the landscape, in relation to the existing edge of Thurnby and Bushby.
- Conserve views from the north of the site towards the church spire in Houghton on the Hill to the south-east.
- Conserve the sense of separation between Houghton on the Hill and the settlements adjoining the Leicester urban area.
- Avoid locating development on higher ground, particularly in proximity to Uppingham Road (A47) and Covert Lane, which is most open within views from to the wider landscape and settlements.
- Consider the potential to enhance vegetation along the local water courses.

Summary Sensitivity Scores

Table 4.79: Landscape sensitivity scores

Area	ST1
Residential development	M-H
Employment development	M-H

Land South of Gartree Road and East of Oadby

Figure 4.266: Land South of Gartree Road and East of Oadby map



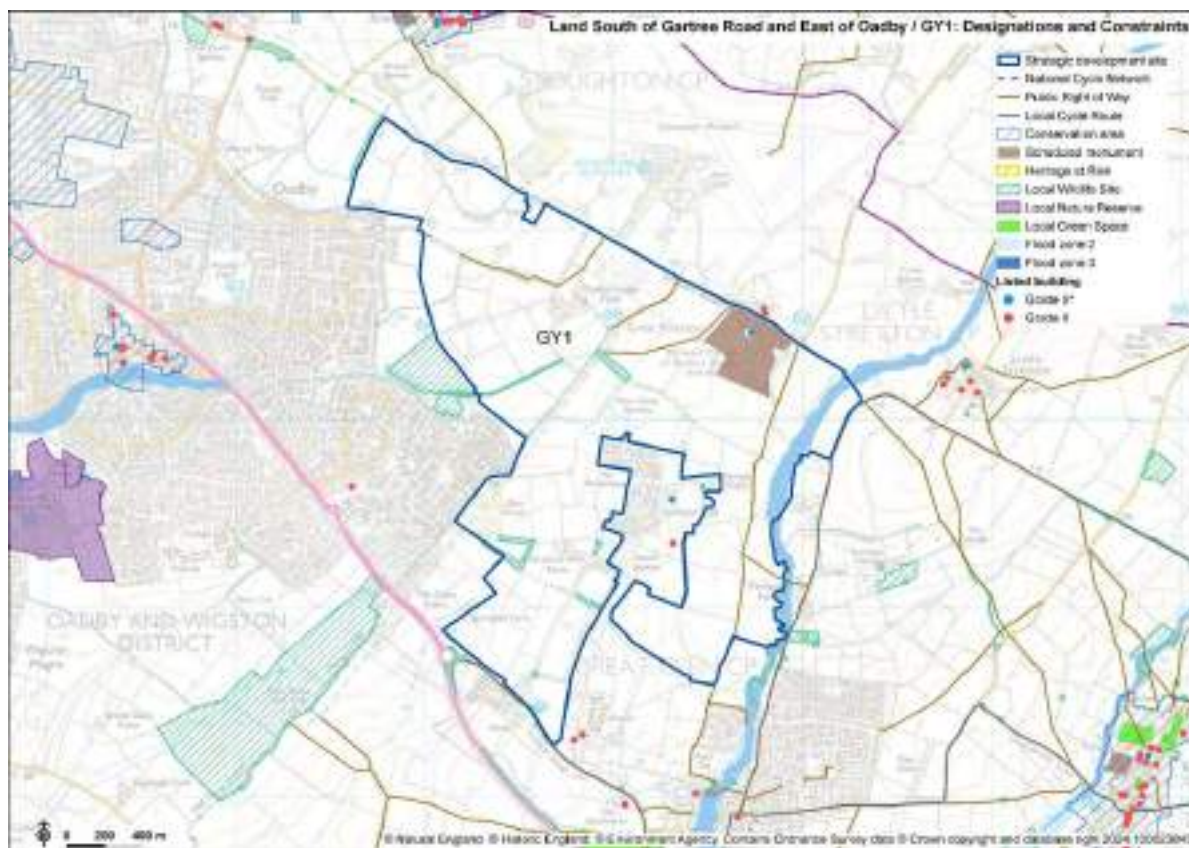
Location and description

The strategic site is located close to the south-eastern edge of Oadby within Oadby and Wigston borough, and north-west of Great Glen within the north part of Harborough district.

The site consists of mostly rectilinear arable fields divided by hedgerows with hedgerow trees, located between modern development on the urban edge of Oadby and north-western edge of Great Glen. Modern development within parkland at Stretton Hall is located centrally but is excluded from the site. The eastern boundary of the site is formed by the sinuous River Sence, with a second minor stream is located in the north-west. The deserted medieval village of Stretton Magna lies in the north-east of the site (designated as a scheduled monument), and there are examples of ridge and furrow in the south-west.

Area/Parcel: Land South of Gartree Road and East of Oadby / GY1

Figure 4.267: Land South of Gartree Road and East of Oadby / GY1 map



Representative photos

Figure 4.268: GY1-1 – View from the junction of Gartree Road and Stretton Road looking south-west into the site



Figure 4.269: GY1-2 – View from public right of way within the site west of the site of the medieval village of Stretton Magna



Figure 4.270: GY1-3 – View from public right of way east of Oadby looking east into the site



Figure 4.271: GY1-4 – View from public right of way within the site looking south-east towards Great Glen



Figure 4.272: GY1-5 – View from public right of way within the site looking south-east towards Oadby



Location and Landscape Character

Most of the site lies between two LCTs within Harborough District, as described below, with part of the site within Oadby and Wigston Borough Council covered by a separate landscape character assessment.

The north-western and south-western part is within LCA 4b Great Stretton to Newton Harcourt which is within LCT 4 Settled and Farmed Edge. The LCT is described as mixed farmland across varied topography with strong hedgerows, small blocks of woodland and a network of streams. This LCT is influenced by large villages with historic cores, which have been diluted by modern development.

The eastern part is within LCA 2d Great Glen to Billesdon which is within LCT 2 Rolling Tributary Farmland. This LCT is described as a mixed agricultural landscape across a landform influenced by narrow tributary streams. The LCT has strong rural character and a network of valued habitats alongside a pattern of historic villages, estates and parkland.

The western part is within Landscape Sub-Area A(iii): Oadby Grange which is within Oadby and Wigston Vales LCT. This LCT is described as a gently rolling landscape dissected by a series of regularly spaced watercourses which have formed mostly shallow sided valleys separated by broader ridges of higher ground. The urban edge of the LCT is considered to integrate well with the surrounding countryside.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Large scale, gently undulating arable landscape which mostly forms part of a shallow river valley.
 - Landform rises from the shallow valley of the River Sence from approximately 100m AOD north of Great Glen to approximately 130m AOD at Poor Close Spinney north of Stretton Hall.
 - A second, unnamed stream in the north-west forms a shallow valley west of Oadby Lodge Farm, with Wash Brook forming a shallow valley to the west.
 - Large scale landscape with medium to large arable fields defined by hedgerows with hedgerow trees

Natural character

- A predominantly agricultural landscape with occasional natural features.
 - Arable landscape, with natural features including hedgerow boundaries, mature hedgerow trees, occasional clumps of trees to the west and north-west and woodland at Glen Gorse.
 - Riparian woodland along the River Sence and small stream to the north-west, as well as along Wash Brook to a lesser extent, which adds further natural interest.

Historic landscape character

- A landscape with some time depth and historic features, influenced by modern development.
 - Historic field pattern is generally intact in the south, with amalgamation through modern farming practices leading to large fields in the north.
 - Some influences from modern development, including the modern edge of Great Glen in the south-east.
 - A historic landscape associated with Stretton Hall (grade II* listed building) located centrally, but excluded from, the site, with associated listed obelisk, influenced by modern development.
 - Time depth associated with the grade II listed Church of St Giles and scheduled medieval village of Stretton Magna to the north-east.
 - Localised ridge and furrow in a small pastoral field north of Springhill Farm in the south-west.

Extent of built development

- The site provides a rural backdrop to adjacent settlements, influenced by development and roads.
 - The site is mostly detached from Great Glen and Oadby, however, the landscape provides a rural backdrop to both settlements with residential development well integrated with the surrounding landscape.
 - The urban edge of Oadby and modern development at Stretton Hall are both well screened by trees and woodland, limiting their intervisibility with the site.
 - Southern and western parts of the site provide the perception of separation between Oadby and Great Glen, which has been eroded in part by Leicester Grammar School, modern development at Stretton Hall and ribbon development along London Road.

Access and recreation

- Limited rural recreational opportunities.
 - North-south orientated bridleway located to the east and north-south orientated bridleway between Oadby and Gartree Road located centrally.
 - Rural footpaths providing access between Oadby and Gartree Road, with links further north severed by Leicester Airport.

Views and visual character including skylines

- Relatively enclosed by the network of vegetation, landform and local field patterns.
 - Boundary vegetation and woodland on the edge of Oadby, Leicester Grammar School and Stretton Hall enclose the site.
 - Limited visual relationship with the eastern and south-eastern edges of Oadby due to landform, areas of woodland and vegetation within Hoot Spinney.
 - Generally undeveloped skylines, with the tower of the Church of St Giles visible on the horizon to the north.
 - Some intervisibility with modern development on the edge of Great Glen and ribbon development on London Road, filtered by boundary hedgerows.

Perceptual and experiential qualities

- A rural landscape, influenced by adjacent settlements and Leicester Airport to the north.
 - Noise and movement associated with Leicester Airport to the north, the A6 and London Road, and ribbon development to the south, including Leicester Grammar School, detract from the rural qualities of the landscape.

- Despite the presence of modern development around Stretton Hall, and large-scale farm buildings at Oadby Lodge Farm, northern areas appear more tranquil and remote.
- Despite the proximity to modern development within Oadby, intervening vegetation provides visual separation and increases the rural qualities of the landscape.

Table 4.80: Residential/Employment Sensitivity Ratings - GY1

GY1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate	Low-Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Moderate	Moderate
Extent of built development	Moderate-High	Moderate-High
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Low-Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate-High

Summary of overall landscape sensitivity for GY1

The large-scale, simple arable landcover with only occasional natural features result in a lower sensitivity to residential and employment development. The influence of modern development on the edge of Great Glen and along London Road, and noise from Leicester Airport, and busy roads erode tranquillity and

contribute to lower sensitivity. Views are generally contained within the site due to mature boundary hedgerows and trees, which also lowers sensitivity to residential and employment development.

Parts of the site contribute to providing separation between Oadby and Great Glen, which although is somewhat eroded by ribbon development along London Road and modern development at Stretton Hall, increases the sensitivity to development. The site contributes to the rural setting of Great Glen and Oadby and contains historic features which contribute to landscape character, which increase the sensitivity to development.

Features of importance to landscape character include the medieval village of Stretton Magma and evidence of ridge and furrow, woodland copses, trees and mature hedgerows (some designated as LWS).

The overall sensitivity of the strategic site to residential and employment development is **Moderate**.

Development management guidance for GY1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development where there is evidence of ridge and furrow north of Springhill Farm and in proximity to Stretton Hall, and the medieval village of Stretton Magna.
- Protect and strengthen sensitive landscape features including clumps of trees, mature hedgerows, riparian vegetation and small blocks of woodland e.g. Glen Gorse.
- Seek to maintain the sense of physical and visual separation between Oadby and Great Glen.

- Consider long distance views from the north of the site towards Church of St Giles’ tower.
- Protect and strengthen sensitive landscape features along the River Sence.
- Consider the potential to increase woodland or tree planting surrounding Oadby Lodge Farm, to better integrate the agricultural buildings and structures.

Summary Sensitivity Scores

Table 4.81: Landscape sensitivity scores

Area	GY1
Residential development	M
Employment development	M

Land at Newton Harcourt

Figure 4.273: Land at Newton Harcourt map



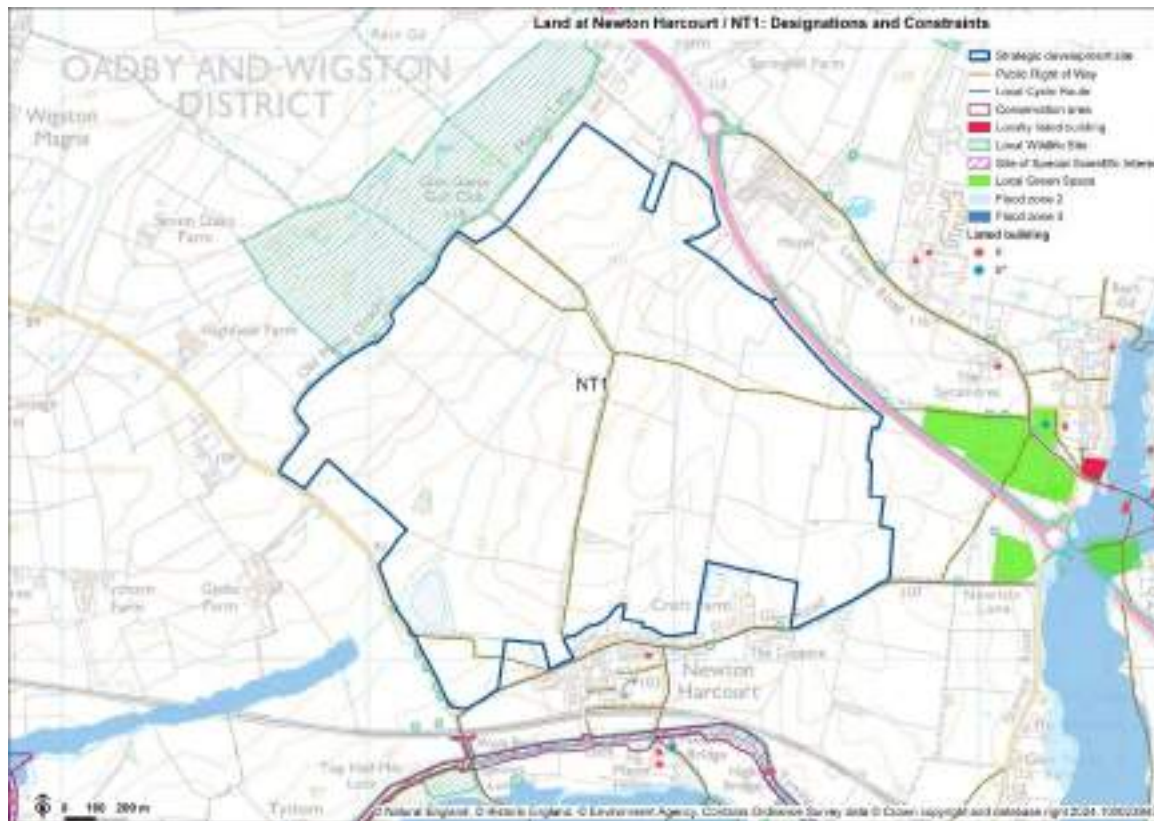
Location and description

The strategic site is located west of Great Glen on the north-western edge of Harborough district. It is adjacent to the boundary of Oadby and Wigston borough just south of Oadby.

The site consists of mainly rectilinear arable fields divided by hedgerows with hedgerow trees. It is north of the linear village of Newton Harcourt which has experienced 20th century residential development and where the site contributes to the rural setting of the village. Built development within the site is limited, although it does lie adjacent to the A6 along part of the eastern boundary. A stream and a number of ponds of varying sizes add natural interest to the otherwise simple, arable landscape.

Area/Parcel: Land at Newton Harcourt / NT1

Figure 4.274: Land at Newton Harcourt map



Representative photos

Figure 4.275: NT1-1 View from public right of way north of Newton Harcourt looking north-east across the site.



Figure 4.276: NT1-2 – View from public right of way north of Newton Harcourt looking south-west across the site.



Figure 4.277: NT1- 3 – View from public right of way north of Newton Harcourt looking south



Location and Landscape Character

- The site is within LCA 5a Fleckney which is within LCT 5 Settled Vale. This LCT is described as a predominantly large-scale arable landscape across broad and shallow river valleys. A settled landscape, with urban influences from large-scale settlement and a sense of time depth, associated with the area's industrial heritage.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently undulating landform rising to the east and west from a small stream which crosses the site.
 - The site forms part of a broad valley, with a low point of approximately 90m AOD in the south-west and high points of approximately 115m AOD in the north-west and 120m AOD in the east.

- Fields are predominantly medium to large scale arable enclosed by mature hedgerows with hedgerow trees.

Natural character

- An agricultural landscape with limited semi-natural features.
 - Limited semi-natural features within the site including field boundary hedgerows and hedgerow trees, which are gappy in places.
 - The stream is tree lined in places, although open in others, and there are occasional ponds and a larger fishing lake which add to the natural character.

Historic landscape character

- A landscape with limited historic features and time depth.
 - No historic features within the site.
 - Historic field pattern is predominantly 19th century planned enclosure with some reorganised piecemeal enclosure in the east.

Extent of built development

- The site contributes to the rural setting of modern development on the edge of Newton Harcourt.
 - The northern edge of Newton Harcourt is relatively open, comprising mainly modern development. Views north into the undulating arable farmland are open.
 - The A6, associated earthworks and vegetation provide physical and visual separation between the site and Great Glen.
 - Trees within a golf course on the north-western boundary limit intervisibility with Oadby to the north and provides physical separation between the site and the settlement edge.

- Rising landform to a high point on the north-western boundary on the site limits intervisibility with Wigston to the west

Access and recreation

- Recreational opportunities are limited to rural footpaths
- Some local public rights of way cross the arable landscape, linking Oadby, Wigston, Great Glen and Newton Harcourt.

Views and visual character including skylines

- An open site, with views across the arable landscape, with wider views contained by landform or vegetation.
- Generally open views within the site, with distant views to the south from higher land which include railway overhead line equipment and distant turbines on the horizon.
- Views to the north, east and west are visually contained by trees associated with the golf course, by earthworks and trees associated with the A6 and by rising landform respectively. Skylines are undeveloped.
- Some channelled views are available to the northwestern settlement edge of Market Harborough.

Perceptual and experiential qualities

- Some rural character, with a number of human influences.
- Rural character associated with the undulating landform and simple, arable landscape of the site.
- Tranquillity and rural qualities eroded by noise from the A6 to the north-east, noise and movement associated with the railway to the south and light pollution associated with the Leicester urban area to the north.

Table 4.82: Residential/Employment Sensitivity Ratings - NT1

NT1	Residential Sensitivity Rating	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate	Moderate
Natural Character	Low-Moderate	Low-Moderate
Historic landscape character	Low	Low
Extent of built development	Moderate	Moderate
Access and recreation	Low-Moderate	Low-Moderate
Views and visual character including skylines	Moderate	Moderate
Perceptual and experiential qualities	Moderate	Moderate

Summary of overall landscape sensitivity for NT1

The simple, arable landcover with generally limited natural features beyond field boundary vegetation and no designated historic features results in a lower sensitivity to residential and employment development. The site is influenced by noise and movement from traffic on the A6, as well as lighting from the Leicester urban area which erodes perceptions of tranquillity and lowers sensitivity to development. The rising valley sides, vegetation associated with a golf course and the A6 limit intervisibility with the wider landscape to the north, east and west.

However, the site does have a gently sloping valley landform and provides a rural backdrop to modern residential development on the edge of Newton

Harcourt, as well as having long, open views to the south. These qualities increase the sensitivity to development.

Features of importance to landscape character include the small-scale stream and its associated vegetation, occasional ponds, the broad valley landform and open views to the south.

The overall sensitivity of the strategic site to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development also considered as **Moderate**.

Development management guidance for NT1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on higher land to the east and west where it is more likely to be visible within the wider landscape.
- Protect and strengthen sensitive landscape features including the stream crossing the site and associated vegetation and the occasional ponds.
- Consider the relationship of the landscape with Newton Harcourt and opportunities for softening and integrating the relatively open edge of the village.

Summary Sensitivity Scores

Table 4.83: Landscape Sensitivity Scores

Area	Residential Development	Employment Development
Land at Newton Harcourt (NT1)	M	M

Land south-west of Lutterworth

Figure 4.278: Land south-west of Lutterworth map



The aerial mapping used does not show recently employment development to the south and east of the site.

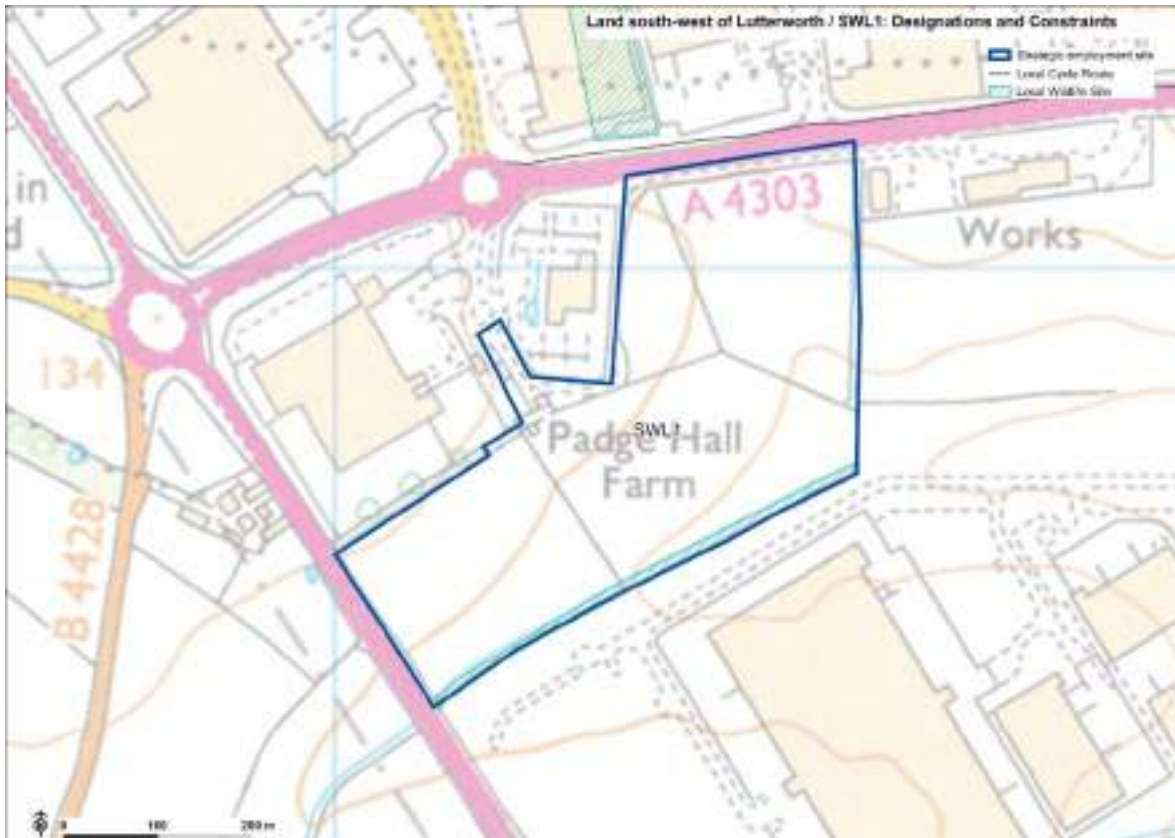
Location and description

The strategic site is located south-west of Lutterworth and south of Magna Park in the west of the district.

The site consists of relatively small-scale fields containing rough grassland or pasture which has been unmanaged. These fields are largely divided by mature hedgerows with occasional gaps. One of the fields contains hardstanding and on-going construction works. The site is surrounded by large scale, on-going industrial development associated with Magna Park to the north, east and south.

Area/Parcel: Land south-west of Lutterworth (SWL1)

Figure 4.279: Land south-west of Lutterworth (SWL1)



Representative photos

Figure 4.280: SWL1-1 – View from Beaufort Boulevard looking north into ongoing construction within the site.



Figure 4.281: SWL1-2 – View from minor road south of Coventry Road A4304 looking south across rough grassland within the site, including large industrial development located on Beaufort Boulevard to the south.



Figure 4.282: SWL1-3 – View from minor road south of Coventry Road A4304 looking south-east across unmanaged pasture within the site, including large industrial development located on Beaufort Boulevard to the south



Location and Landscape Character

- This parcel is within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Sensitivity Description:
- Gently undulating, with a small-scale field pattern, within a large-scale landscape due to adjacent industrial development.

- Landform is simple and gently undulating, sloping from approximately 130m AOD to the north-west, to approximately 120m AOD to the south-eastern corner.
- Fields are predominantly small-scale, with a mixture of regularity, divided by mature hedgerows.
- The large scale of industrial development to the north, east and south influences the perception that the site is large scale.

Natural character

- Sensitivity Description:
- Pastoral fields with on-going construction.
 - Semi natural features within the pastoral fields are limited to mature, occasionally gappy hedgerows.
 - Where fields haven't been developed, they comprise rough grassland or pasture which has been unmanaged.

Historic landscape character

- Few historic features and little time depth associated with the landscape.
 - Historic designations or features are not present within the site.
 - The small-scale historic field pattern (19th century re-organised piecemeal enclosure) provides limited time-depth in the otherwise heavily developed area.

Extent of built development

- Influenced by surrounding large scale industrial development.
 - The site has an urban industrial edge character located within the large- scale industrial context of Magna Park, with large industrial units to the north, east and south.

- The site provides a limited sense of separation between surrounding industrial development, eroded by on-going construction including hard standing within the site.
- Hedgerows within the site integrate adjacent large industrial buildings, however this is limited due to the size and scale of development.

Access and recreation

- No recreational value due to lack of access.
 - The site contains no PRow or public access.

Views and visual character including skylines

- A relatively enclosed site due to surrounding large scale industrial development which is often prominent on the skyline.
 - Large scale industrial development to the north, east and south provides a strong sense of enclosure, with buildings often appearing prominent on the skyline.
 - Limited intervisibility with settlements beyond Magna Park.

Perceptual and experiential qualities

- Some rural character, with a number of human influences.
 - Rural character associated with the undulating landform and simple, arable landscape of the site.
 - Tranquillity and rural qualities eroded by noise from the A6 to the north-east, noise and movement associated with the railway to the south and light pollution associated with the Leicester urban area to the north.

Table 4.84: Employment Sensitivity Ratings - SWL1

SWL1	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate
Natural Character	Low
Historic landscape character	Low
Extent of built development	Low
Access and recreation	Low
Views and visual character including skylines	Low
Perceptual and experiential qualities	Low

Summary of overall landscape sensitivity for SWL1

The simple landform with limited natural features beyond boundary vegetation, no designated historic features or public access result in a lower sensitivity to employment development. The site is surrounded by existing large scale industrial development to the north, east and south and has a strong urban character, with noise from traffic on Coventry Road A4303 and the A5, all of which lower sensitivity to employment development.

The site does however have a small-scale field pattern, albeit within the large-scale context of Magna Park, with mature hedgerow boundaries. These qualities increase the sensitivity to development.

The overall sensitivity of the strategic site to employment development considered as Low.

Summary Sensitivity Scores

Table 4.85: Landscape sensitivity scores

Area	Employment Development
Land south-west of Lutterworth (SWL1)	L

Development management guidance for SWL1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Conserve and enhance boundary hedgerows, particularly along the southern boundary.

Land south-east of Lutterworth

Figure 4.283: Land south-east of Lutterworth map



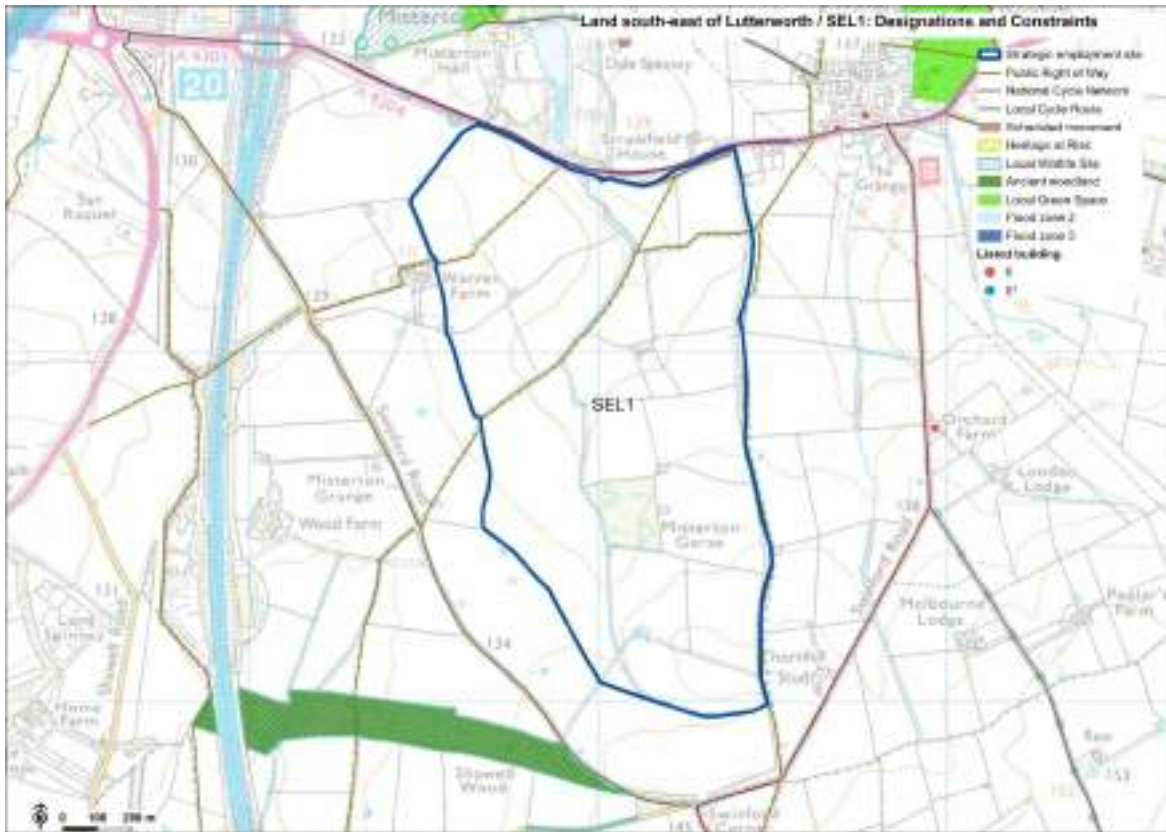
Location and description

The strategic employment site is located south-east of Lutterworth, and south-west Walcote, in the south-west of the district. It lies south of the A4304 and close to the M1 motorway

The site consists of mostly medium scale arable fields divided by hedgerows with hedgerow trees. Fields are smaller and more regular on the east, with more irregular fields and some amalgamated, larger fields in the west. The site is separate from the village of Walcote and Lutterworth, with limited built development within the site. An unnamed stream runs through the site, from a source south-west of Thornhill Stud, and a block of woodland, Misterton Gorse, provides some variety in the otherwise relatively simple landscape.

Area/Parcel: Land south-east of Lutterworth / SEL1

Figure 4.284: Strategic site - Land south-east of Lutterworth map



Representative photos

Figure 4.285: SEL1-1 – View south-east across the site from a public right of way east of Warren Farm.



Figure 4.286: SEL1-2 – View east into the site from a public right of way east of Warren Farm.



Figure 4.287: SEL1-3 –View west into the site from a public right of way south-east of Walcote.



Location and Landscape Character

- The site lies within LCA 10c Walcote to Swinford and North Kilworth, which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Largely flat landform made up of medium scale open arable fields.
 - Mostly flat landform rising from a low point of approximately 125m AOD adjacent to the stream south of Lutterworth Road A4304, to approximately 145m AOD in the south.

- Generally medium scale, arable fields defined by hedgerows with hedgerow trees, with more regular fields in the east and larger, irregular fields in the west.

Natural character

- Semi-natural features and habitats mostly limited to field boundaries.
 - A mature linear woodland copse located along the eastern boundary.
 - A small block of woodland at Misterton Gorse and a tree lined stream provide some variety in the farmed landscape.
 - Other semi-natural features consist of mature hedgerows with hedgerow trees along arable field boundaries.

Historic landscape character

- Piecemeal enclosure contributes to some sense of time-depth.
 - Piecemeal enclosure to the east contributes to some sense of time depth, contrasting with very large post war fields in the west.
 - No designated historic features recorded within the site.

Extent of built development

- Limited relationship with surrounding settlements.
 - Strong boundary vegetation, including along the A4304, limits intervisibility with Walcote, to the north-west appearing physically and visually separate.
 - M1 motorway and A4304 physically and visually separate the site from Lutterworth.
 - The landscape provides a rural backdrop to the farmstead at Warren Farm.

Access and recreation

- Access and recreation limited to rural public rights of way.
 - Access to the site provided through a number of public rights of way in the north of the site connecting Walcote to Cotesbach and the wider landscape.
 - Limited access to the southern section of the site.

Views and visual character including skylines

- Visually contained by strong boundary vegetation, with wind turbines and pylons visible on the skyline.
 - Strong sense of enclosure due to mature boundary hedgerows, linear woodland to the east and woodland at Misterton Gorse.
 - Skylines are largely wooded and undeveloped, however turbines and pylons are prominent features on skylines to the east.

Perceptual and experiential qualities

- Some sense of rural character eroded by modern elements.
 - Some sense of rural character associated with the simple, arable fields and mature hedgerows.
 - Modern elements on the horizon include turbines to the south-east and pylons to the east.
 - Whilst not being visible from the site, road noise associated with Lutterworth Road (A4304) and the M1 erodes the sense of tranquillity.

Table 4.86: Employment Sensitivity Ratings - SEL1

SEL1	Employment Sensitivity Rating
Physical character (including topography and scale)	Low
Natural Character	Low-Moderate
Historic landscape character	Low-Moderate
Extent of built development	Low
Access and recreation	Low-Moderate
Views and visual character including skylines	Low
Perceptual and experiential qualities	Moderate

Summary of overall landscape sensitivity for SEL1

Limited visual relationship and physical separation from the village of Walcote mean that this site plays a limited role in providing a rural backdrop to Walcote or Lutterworth. The flat landform, simple, arable landcover with generally limited natural features, limited time-depth of the landscape and limited access to the southern half of the site combine to lower sensitivity to employment development. Noise from traffic on Lutterworth Road A4303 and the M1 erode the sense of tranquillity, and pylons and turbines on the horizon to the east detract from the rural character, which also serve to lower sensitivity to employment development.

The site does have a historic piecemeal enclosure field pattern in the east, which contributes some sense of time depth to the landscape. A small number of public rights of way provide access to the northern part of the site, and woodland and trees associated with a stream are important to landscape character. These qualities increase the sensitivity to development.

Features of importance to landscape character include the piecemeal enclosure pattern in the east, and trees and woodland associated with the stream, Misterton Gorse and along the eastern boundary.

The overall sensitivity of the strategic site to employment development is **Low-Moderate**.

Development management guidance for SEL1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Areas of slightly lower landscape sensitivity to development change include those immediately adjacent to Market Harborough in the southern part of the parcel, which offer the opportunity to soften the settlement edge by planting.
- Avoid locating development that reduces the physical gap between Market Harborough and Lubenham, in order to retain the distinctiveness of these two settlements.
- Avoid locating development on the ridgeline/higher ground within the parcel, increasing the intervisibility of the town with the surrounding rural areas.
- Avoid locating development in areas contributing to the setting of the Conservation Area at Lubenham or areas of historic ridge and furrow.
- Consider the potential through new development to increase connectivity with existing recreational facilities which adjoin the parcel boundary at Farndale View and off Corn Street, and the informal route along the disused railway.

Summary of Sensitivity Scores

Table 4.87: Landscape sensitivity scores

Area	Employment Development
Land south-east of Lutterworth (SEL)	L-M

South of Magna Park

Figure 4.288: South of Magna Park map



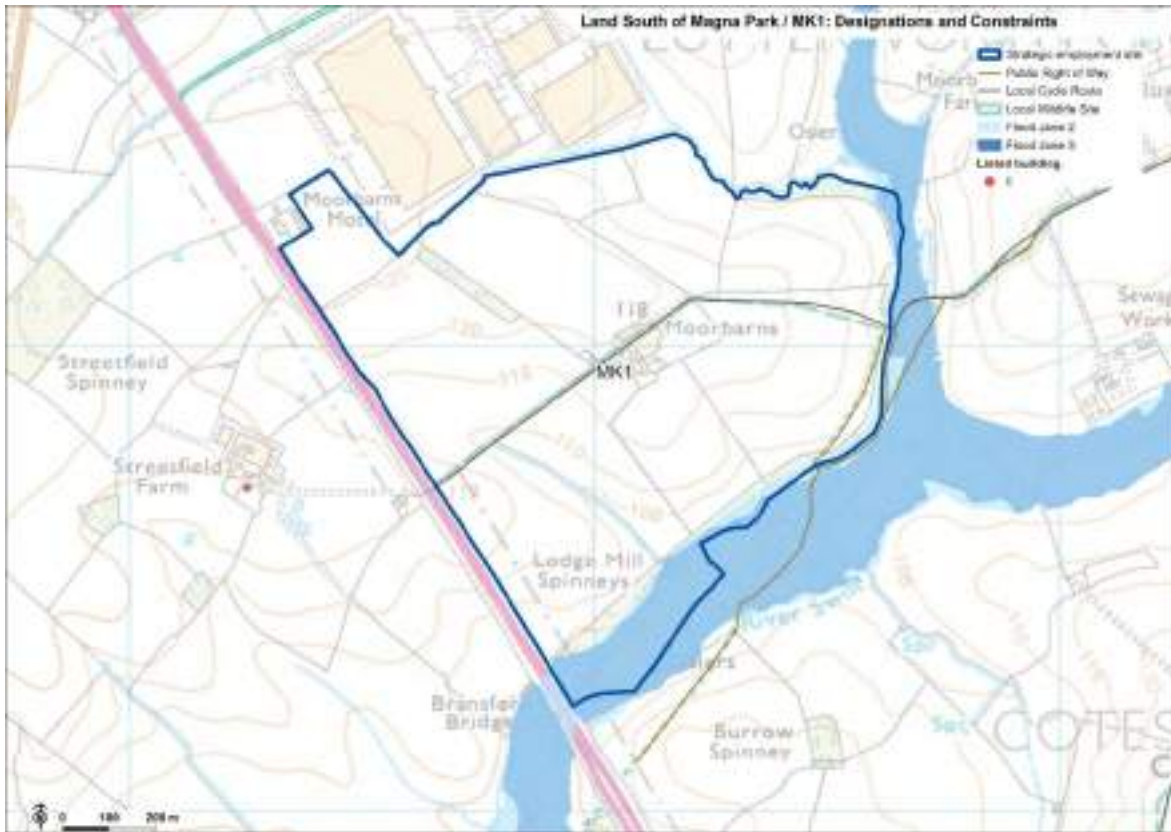
Location and description

Magna Park South strategic site lies to the south-west of Lutterworth, directly south of the Magna Park and Coventry Road (A4303). Its northern boundary is defined by a recent extension to Magna Park, with the A5 dual carriageway to the west and agricultural fields to the east and south-east.

The strategic site consists of an area of mostly arable fields adjacent to the A5 dual carriageway, which forms part of the river valley associated with the River Swift and its tributaries. Moorbarns Farm is located centrally within the site and consists of three residential dwellings and a complex of agricultural buildings. A bridleway runs along the access road to Moorbarns Farm and beyond to other public rights of way along the River Swift, as well as further north-eastward connecting to roads south of Lutterworth.

Area/Parcel: South of Magna Park / MK1

Figure 4.289: South of Magna Park / MK1 map



Representative photos

Figure 4.290: MK1–1 - View from bridleway/A5 dual carriageway looking north toward Magna Park.



Figure 4.291: MK1–2 - View from bridleway/A5 dual carriageway looking north-east towards Moorbarns



Figure 4.292: MK1–3 - View from Moorbarns Hotel looking north-east towards Magna Park.



Figure 4.293: MK1–4 - View along the edge of Lodge Mill Spinneys looking north-east.



Location and Landscape Character

- The site lies within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of

mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance views.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Sloping farmland influenced by the River Swift.
 - Rolling and undulating land, falling gradually from 125m AOD in the north near Moorbarns Motel, to 100m AOD in the south, where the River Swift and its tributaries incise the landscape.
 - Medium-to-large scale fields with low managed hedgerows, and woodland blocks.

Natural character

- Semi-natural features limited to peripheral areas and along field boundaries, with new planting to the north.
 - Landcover is dominated by arable cultivation, defined mostly by low, managed hedgerows.
 - Lodge Mill Spinneys form a dense mature tree-belt to the east and south of the site and a mature woodland tree belt lies on higher land to the north-west.
 - Intermittent tree and vegetation align the A5 to the west, with new planting surrounding a recently constructed attenuation pond to the north. New mitigation planting aligns the northern boundary.

Historic landscape character

- A landscape with limited time-depth influenced by adjacent land uses on the periphery of the site, including Magna Park and the A5.
 - Relatively intact field and vegetation pattern, surrounding Moorbarns Farm.
 - No specific historic or conservation assets

Extent of built development

- Modern employment development heavily influences the northern edge.
 - The extension to Magna Park to the north, including large scale employment buildings located on higher ground, detracts from the rural character within the site.
 - Recently planted earth bunds and attenuation features aim to integrate the edges to the Magna Park extension over the coming years..

Access and recreation

- Limited access or recreational opportunities across the site.
 - A single bridleway crosses the landscape through Moorbarns Farm severed by the A5, providing access to Lutterworth and public rights of way along the River Swift.
 - No other public access to the site.

Views and visual character including skylines

- Open, exposed views across the landscape from northern areas, with enclosed areas to the south.
 - Elevated and open land to the north allows views across the undulating agricultural land to the south and towards the A5 to the west, limited in part by woodland belts.

- Enclosure provided by large scale modern warehouse buildings and associated planting adjacent to northern boundaries.
- Enclosed areas to the east and south due to valley bottom landform and dense vegetation.

Perceptual and experiential qualities

- A rural landscape heavily influenced by adjacent buildings and roads.
 - The presence of the A5 dual carriageway to the west, erodes sense of tranquillity and isolation.
 - Dominance of large-scale employment uses within Magna Park extension further erode the rural qualities and the sense of tranquillity

Table 4.88: Employment sensitivity ratings - MK1

MK1	Employment Sensitivity Rating
Physical character (including topography and scale)	Moderate
Natural Character	Low-Moderate
Historic landscape character	Low-Moderate
Extent of built development	Low-Moderate
Access and recreation	Low
Views and visual character including skylines	Moderate
Perceptual and experiential qualities	Low

Summary of overall landscape sensitivity for MK1

The lack of semi natural features, which are limited to peripheral areas of the site, and the sense of time depth which is influenced by nearby roads and the modern development serve to lower sensitivity to employment development. The influence of large-scale modern warehouse development along the northern boundary also lowers the sensitivity to employment development. In addition, the lack of recreational opportunities along with the influence of the dual carriageway and adjacent land uses upon perceptual and experiential qualities, reduce the sensitivity of the site to employment development.

The open, exposed views across the landscape from northern areas and landform influenced by the River Swift increase the sites sensitivity to employment development.

Features of importance to landscape character, including Lodge Mill Spinneys and other tree belts, increase the sensitivity to employment development.

The overall sensitivity for the South of Magna Park strategic site to employment development is judged to be Low-Moderate.

Summary of Sensitivity Scores

Table 4.89: Summary of Sensitivity Scores

Area	Employment Development
South of Magna Park	L-M

Development management guidance for MK1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development, including changes in level where they would adversely affect existing areas of mature woodland, including Lodge Mill Spinneys.
- Consider the setting of the bridleway and how it might better integrate with the surrounding network of pedestrian and cycle routes.
- Protect and strengthen sensitive landscape features including Lodge Mill Spinneys, a valuable semi-natural habitat feature, ensuring it is retained as a landscape feature and wildlife corridor.
- Consider the potential to integrate any future development in combination with mitigation proposals for adjacent employment development and by further screening the A5 dual carriageway.

Land northwest of Catthorpe Interchange

Figure 4.294: Market Harborough map



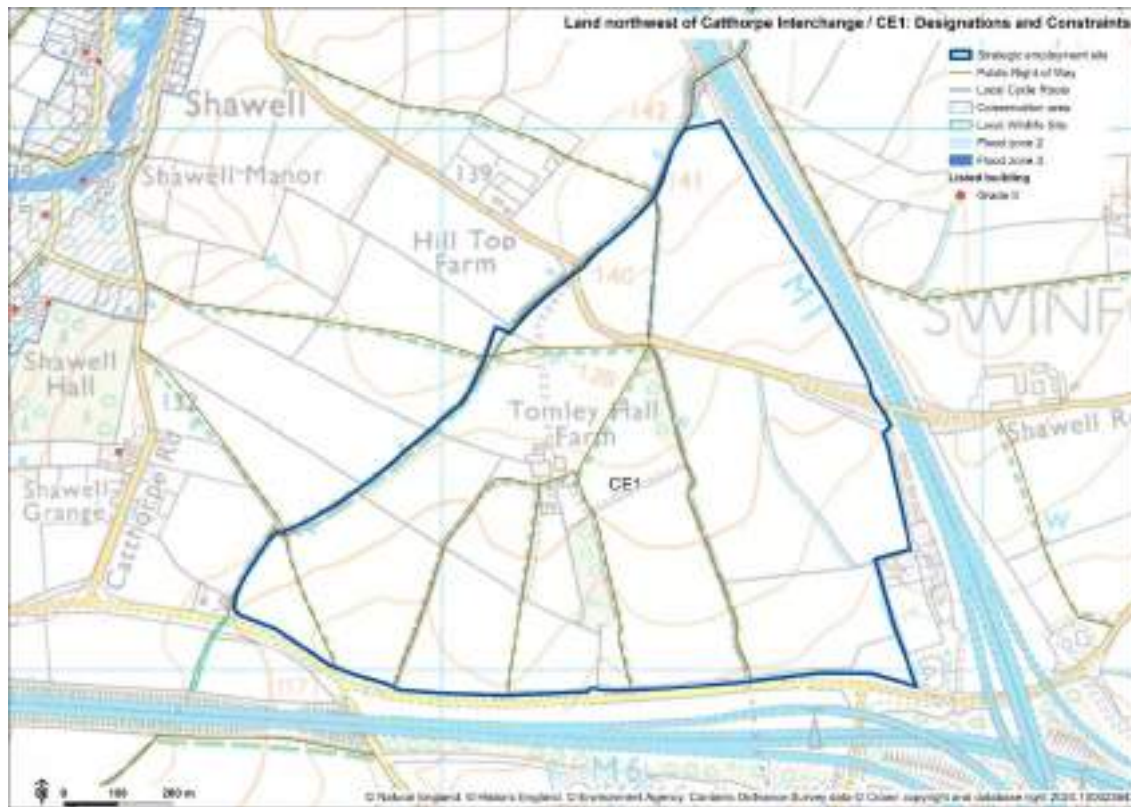
Location and description

The strategic site is located to the north-west of Catthorpe Interchange, at the south-western extent of the Harborough district.

The strategic site consists of farmland associated with Tomley Hall Farm, with Shawell Road separating an agricultural field to the north. The site is located to the north-west of the Catthorpe Interchange, a major intersection linking the M1 and M6 motorways and the A14. Catthorpe village is approximately 700m to the south of the site beyond the M6, with Swinford village lying approximately 850m to the east of the site beyond the M1 and Shawell village located approximately 750m to the north-west.

Area/Parcel: Northwest of Catthorpe Interchange / CE1

Figure 4.295: Northwest of Catthorpe Interchange / CE1 map



Representative photos

Figure 4.296: CE1-1 – View south from Swinford/Shawell Road near the bridleway.



Figure 4.297: CE1-2 – View north from Rugby Road looking north near public right of way entrance and signpost.



Figure 4.298: CE1-3 – View west along Rugby Road capturing M6 bund planting and lighting.



Figure 4.299: CE1-4 – View east from public right of way near easterly farmstead/Catthorpe Road.



Location and Landscape Character

- The site lies within LCA 10a Lutterworth to Catthorpe which is within LCT 10 Transitional Rolling Farmland. This LCT is described as a landscape of mixed farmland across a rolling landform, with small pockets of localised biodiversity and historic value. This landscape is interspersed with a pattern of modern development which introduces urbanising features into the landscape and long-distance view.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- A medium to large scale landscape with a gently undulating landform influenced by adjacent earthworks associated with major road networks.
 - Gently undulating topography, at its highest to the north at 141m AOD, falling to approx. 115m AOD adjacent to Rugby Road to the south.
 - Steep sided embankments associated with the motorways run adjacent to the site to the south and east, planted with woodland.
 - Medium to large-scale agricultural land with some scattered mature tree and woodland features and mature field boundaries.

Natural character

- An agricultural landscape with some semi-natural habitats.
 - Mature, tree-lined hedgerows form distinctive semi-natural field boundaries.
 - Isolated, mature tree species across the site and a woodland block near Tomley Hall Farm, form a parkland-type landscape, contributing to the natural character of the landscape.
 - Woodland planting associated with the major road networks (M1 and M6), provide enclosure to the east and south.

Historic landscape character

- A landscape with some time-depth due to the field pattern and parkland character, but also influence by modern transport infrastructure.
 - Relatively intact historic field pattern around Tomley Hall Farm.
 - Localised parkland landscape associated with former Tomley Hall contributes to historic character.
 - Modern transport infrastructure to the east and south detract from historic character.

Extent of built development

- Rural land influenced by modern transport infrastructure.
 - The site does not adjoin any settlement edges but abuts modern transport infrastructure.
 - Built development within and adjacent to the site limited to Tomley Hall Farm and other adjacent farmsteads.
 - The site provides some separation between the settlements of Catthorpe, Swinford and Shawell.

Access and recreation

- An agricultural landscape boasting a wealth of access routes.
 - A network of public rights of way, particularly in and around Tomley Hall Farm, providing linkages to and between the surrounding villages, however, with some paths severed by the M6 motorway to the south.
 - Two bridleways, clearly sign-posted, well-trodden and maintained, run in a north-to-south direction across the site.

Views and visual character including skylines

- The landscape is enclosed by planted embankments along the motorways and semi-natural features, with limited intervisibility with the surrounding local settlements.
 - Earthworks and planting associated with the motorways enclose the site to the south and east.
 - Semi-natural features including mature, isolated tree species and the woodland blocks break and disrupt long-distance views.
 - Limited intervisibility between the site and surrounding area and local settlements.
 - Higher land at Shawell Road is slightly more open.

Perceptual and experiential qualities

- The character of the landscape is influenced by the adjacent motorways.
 - The adjacent M1 and M6 motorways are highly audible across the site eroding any sense of peace and tranquillity.
 - Lighting and signage associated with the road networks is prominent and diminishes the sense of remoteness.

Table 4.90: Employment Sensitivity Ratings - CE1

CE1	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate
Natural Character	Moderate
Historic landscape character	Low-Moderate
Extent of built development	Low-Moderate
Access and recreation	Moderate-High

CE1	Employment Sensitivity Rating
Views and visual character including skylines	Low-Moderate
Perceptual and experiential qualities	Low

Summary of overall landscape sensitivity for CE1

The gently falling topography and medium to large-scale of the farmland lowers sensitivity to employment development. The modern motorway infrastructure influences historic character and erodes the sense of peace and tranquillity, detracting from the rural qualities of the landscape, which combine to lower sensitivity to employment development. Bund planting associated with the motorways acts to curtails views to and from the site, limiting intervisibility with adjacent landscapes and nearby settlements, lowering the sensitivity to employment development.

However, the landscape has well-used recreational access routes including public rights of way, increasing sensitivity to development.

The features of importance to landscape character include the parkland-type landscape which includes woodland, mature tree specimens and tree lined hedgerows.

The overall sensitivity of the strategic site to employment development is **Low-Moderate**.

Development management guidance for CE1

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating both residential and employment development in Harborough

provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Avoid locating development on the higher land near Shawell Road where it is likely to be more visible within the landscape.
- Areas less sensitive to employment development are in easterly and southern peripheries adjacent to the modern motorway infrastructure.
- Protect and strengthen those sensitive natural character features and in particular the parkland-type landscape, including the network of woodland, mature tree specimens and tree lined hedgerows.
- Consider the potential to protect the network of recreational access route and explore opportunities to improve access, especially where footpath links are severed by motorway infrastructure.
- Consider the potential through new development to increase connectivity with existing recreational facilities which adjoin the parcel boundary at Farndale View and off Corn Street, and the informal route along the disused railway.

Summary of Sensitivity Scores

Table 4.91: Summary sensitivity scores

Area	Employment Development
Land north-west of Catthorpe Interchange (CE1)	L-M

North of Magna Park

Figure 4.300: Land north of Magna Park (MK2) map



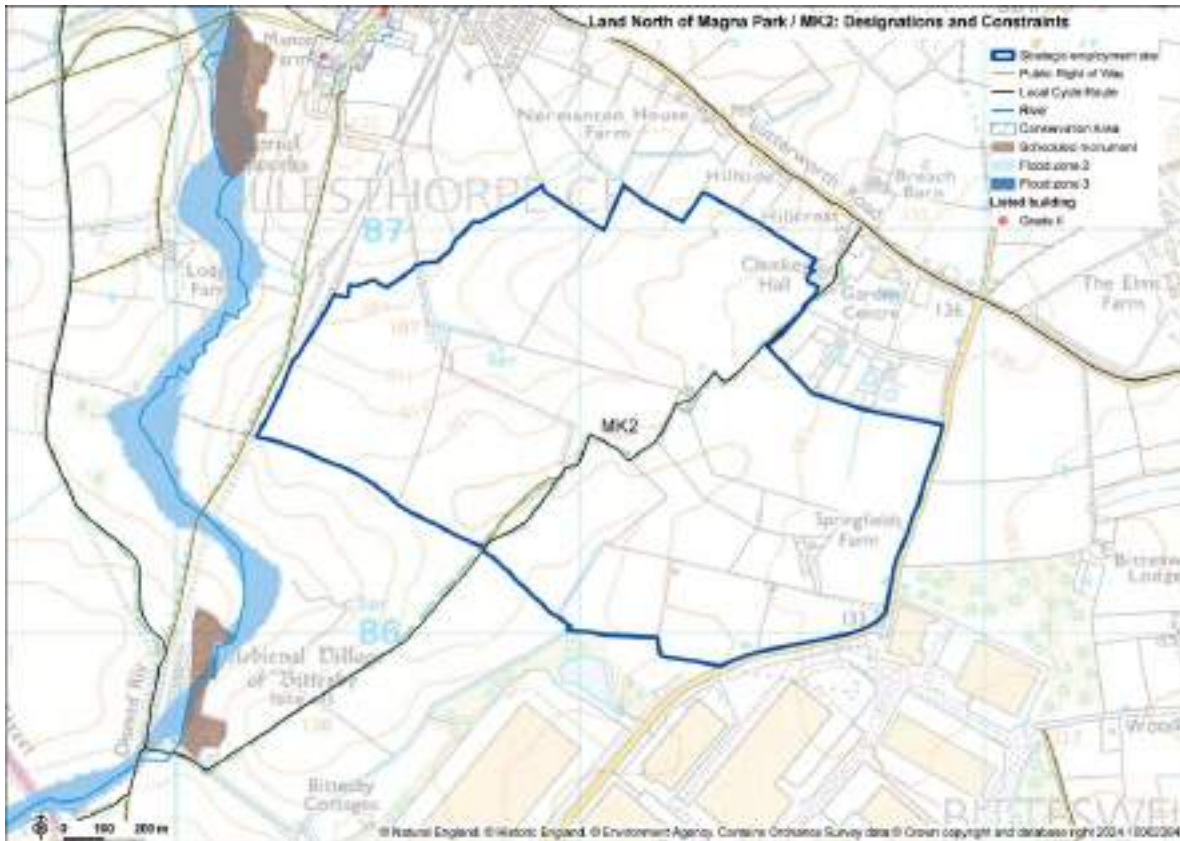
Location and description

The strategic site is located in the west of Harborough district, south of Ullesthorpe and north of the Magna Park large scale distribution centre.

The site consists of medium-to-large scale, irregular arable fields, defined by hedgerow boundaries interspersed with mature trees. The site lies adjacent to Magna Park separated by Mere Lane. It is physically separated from Ullesthorpe by agricultural fields and a disused railway. A gypsy and traveller's site and garden centre lie adjacent to the site to the north-east. It is a relatively undeveloped site, with only a single farmstead in the south-east and a single wind turbine in the west.

Area/Parcel: North of Magna Park / MK2

Figure 4.301: North of Magna Park / MK2 map



Representative photos

Figure 4.302: MK2-1 – View from Bridleway looking south towards Magna Park.



Figure 4.303: MK2-2 – View from north of Bridleway near Garden Centre looking south-east across the site.



Figure 4.304: MK2-3 – View from public right of way / disused railway looking north-east across the site.



Figure 4.305: MK2-4 – View from Mere Lane, near Magna Park looking north across the site.



Location and Landscape Character

The site lies within LCA 9b Claybrooke Magna to Leire which is within LCT 9 Open Farmed Lowlands LCT. The LCT is described as a primarily agricultural landscape across gently undulating lowland, which is crossed by small tributaries and displays a rural character.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

- Gently undulating broad valley landform rising west to east.
 - The site forms part of a broad valley, rising gently from the watercourse in the north-west at approx. 105m AOD to 130m AOD at Mere Lane in the east.
 - Arable fields are typically large scale and irregular, with smaller scale fields surrounding Springfield Farm, defined by tree-lined hedgerows.
 - Steep embankments are associated with the disused railway to the west.

Natural character

- An agricultural landscape with limited semi-natural features and some man-made influences.
 - Fields are bound by hedgerows, interspersed with mature trees, with trees being more prevalent surrounding Springfields Farm.
 - Mature woodland aligns the local water course to the north-west, with small ponds also contributing to natural character.
 - Modern developments within the site including a wind turbine and overhead lines on wooden poles.

Historic landscape character

- A landscape with limited time-depth, influenced by adjacent development.
 - There are no cultural heritage assets situated on the site.
 - The historic field pattern has been lost across most of the site due to modern farming practices and the influence of adjacent development, except close to Springfields Farm.

Extent of built development

- Development to the north-east and south of the site, with limited development within and physical separation from Ullesthorpe.
 - The site is physically separated from Ullesthorpe and properties along Lutterworth Road by intervening agricultural fields and the wooded disused railway.
 - Magna Park, a gypsy and traveller's site and garden centre adjacent to site boundaries exert an urban influence on the landscape.
 - Built development within the site is limited to Springfields Farm, rural tracks, a single wind turbine and overhead lines on wooden poles.

Access and recreation

- Limited access and recreational opportunities.
 - Access is limited to a single bridleway (also forming part of a local cycle route) which runs through the site, with a public right of way bordering the western edge on the far side of the disused railway.

Views and visual character including skylines

- Open and exposed views across the landscape, with more visual enclosure to the south.

- A generally open landscape, with views across the agricultural fields due to low hedgerows and intervisibility with Ullesthorpe to the north-west and Magna Park adjacent to the southern boundary.
- Distant views are afforded from higher ground to the east, often featuring the wind turbine.
- Visual enclosure is provided by Magna Park to the south-east with associated woodland planting, and dense hedgerows aligning Mere Lane.

Perceptual and experiential qualities

- A rural site that is influenced by surrounding development, electrical infrastructure and roads.
- A rural and agricultural landscape. Large-scale warehouses within Magna Park to the south and a gypsy and traveller’s site and garden centre to the north-east, detract from the rural qualities of the agricultural landscape.
- The M1 and A5, although not visible, are audible, detracting from the sense of tranquillity experienced.

Table 4.92: Employment Sensitivity Ratings - MK2

MK2	Employment Sensitivity Rating
Physical character (including topography and scale)	Low-Moderate
Natural Character	Low-Moderate
Historic landscape character	Low
Extent of built development	Low-Moderate
Access and recreation	Low-Moderate
Views and visual character including skylines	Moderate-High

MK2	Employment Sensitivity Rating
Perceptual and experiential qualities	Low-Moderate

Summary of overall landscape sensitivity for MK2

The gently undulating landform, lack of time depth in the landscape (due to the modern field pattern), limited access and semi-natural features (limited to field boundaries and vegetation aligning the watercourse) lower the sensitivity of the landscape to large—scale modern warehouse development. The site is influenced in part by noise from nearby roads and by the proximity of Magna Park, and other surrounding development.

The open character and relatively undeveloped skylines increase the site's sensitivity to employment development.

Features of importance to landscape character include the watercourse, which forms the north-westerly boundary to the site, and the field pattern in the south-east.

The overall sensitivity for the land north of Magna Park strategic site to employment development is judged to be **Low-Moderate**.

Development management guidance for MK2

To minimise adverse impacts on the landscape and visual character, development proposals should consider the guidance principles for accommodating employment development in Harborough provided in Chapter 3 of this report. In addition, development proposals should consider the following:

- Ensure that development on the higher land in the east of the site, is not visually intrusive and distant views out from the site over the surrounding landscape are protected.

- Protect and strengthen sensitive landscape features including vegetation along the watercourse in the north-west of the site and the mature tree lined hedgerows in the south-east.
- Ensure that the sense of physical and visual separation between Magna Park to the south and Ullesthorpe to the north is retained.
- Consider the potential for additional woodland to better integrate the garden centre and gypsy and travellers’ site, as well as filter views from residential properties within Ullesthorpe and along Lutterworth Road.

Summary Sensitivity Scores

Table 4.93: Landscape sensitivity scores

Area	MK2
Employment development	L-M

Appendix A

Glossary

Table A.1: Glossary

Term	Definition
Aesthetic	Concerning the visual appeal of a feature or landscape
Amenity	A feature that increases attractiveness or value
AOD	Above Ordnance Datum (sea level).
Ancient woodland	Woods that are believed to have been continuous woodland cover since at least 1600 AD.
Arable	The growing of crops
Assart	The informal enclosure of private farmland by encroachment into woodland or heath / areas of medieval woodland clearance
Assets	A feature that has value. A heritage asset might be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
Attributes (valued)	Positive features and characteristics that are important to landscape character.
Biodiversity	The measure of the variety of organisms present in different ecosystems.

Appendix A Glossary

Term	Definition
Bronze Age	A time period characterised by the use of bronze, proto-writing, and other early features of urban civilization.
Built form	The characteristic nature of built development
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Coalescence	The loss of physical and visual separation of settlements (which contributes to individual settlement character and sense of place). It is important to note that the term coalescence used in this study does not relate to Green Belt which is a separate planning consideration.
Condition	A judgement on the intactness and condition of the elements of the landscape.
Coniferous woodland	Woodland comprised of coniferous trees often having needle like leaves. They are usually evergreen.
Common land	Common land is land that is owned by one party over which another party has certain rights. The Countryside and Rights of Way Act 2000 extends public rights of access to all registered common land in England and Wales.
Copse(s)	A small group of trees
Craggy slopes	Uneven or rough slopes
Deciduous woodland	Woodland where the majority of tree lose their leaves at the end of the growing season

Appendix A Glossary

Term	Definition
Ecology	The study of organisms and how they interact with the environment around them
Ecosystem	A biological community of interacting organisms and their physical environment
Enclosure	The placing in private hands of land to which there was previously common rights; the merging of strip fields to form a block surrounded by hedges.
Floodplain	The area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.
Forces for change	These are both positive and negative factors that are known to or have potential to act on the landscape, including agricultural management issues, policy and development pressures.
Geology	The study of the structure, evolution and dynamics of the Earth and its natural mineral and energy resources
GIS	Geographic Information System
Habitat	The natural home or environment of an animal, plant, or other organism
Heathland	A shrubland habitat found mainly on free-draining infertile, acidic soils, characterised by open, low-growing woody vegetation

Appendix A Glossary

Term	Definition
Historic Landscape Characterisation (HLC)	HLC can be used to help secure good quality, well designed and sustainable places. It is a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets as it brigades understanding of the whole landscape and townscape into repeating HLC Types.
Horsiculture	Development of farmland for horses and equestrianism
Hydrology	The science dealing with the occurrence, circulation, distribution, and properties of the waters of the earth and its atmosphere
Intact/ Intactness	Not changed or diminished
Land cover	The surface cover of the land, usually expresses in terms of vegetation cover or lack of it.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape	The European Landscape Convention (a Council of Europe not EU instrument) defines landscapes as: 'an area perceived by people whose character is the result of the action and interaction of natural and/or human factors'. Refers primarily to the visual appearance of the land, including its shape, form, and colours, also encompassing a range of other dimensions including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture, and cultural associations.

Appendix A Glossary

Term	Definition
Landscape and Visual Impact Assessments (LVIA)	A tool to help identify and assess the significance of and the effects of changes that a proposed development would make on the landscape and on people's visual amenity or views they enjoy. LVIA applies to projects that require an Environmental Impact Assessment (EIA) under the EIA Regulations.
Landscape and visual appraisals (LVA)	A tool to help identify and assess the changes that a proposed development would make on the landscape and on people's visual amenity or views they enjoy. Similar to an LVIA but there is no requirement to make judgements on significance.
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and landscape features.
Landscape character areas (LCA)	Single unique areas that are the discrete geographical area of a particular landscape type.

Appendix A Glossary

Term	Definition
Landscape character types (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape value	The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.
Landmark	An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.
Local Plan	A development plan prepared by local planning authorities
Medieval	Relating to the Middle Ages
Mitigation	Measures which are proposed to prevent, reduce or offset adverse effects.

Appendix A Glossary

Term	Definition
Muirburn	Heather burning. The 'traditional' practice of burning vegetation (usually to promote new growth) and is mainly associated with managing land for grouse shooting, deer management or for sheep farming.
Naturalness	The quality or state of being natural.
National Character Area (NCA)	National Character Area – defined within the National Character Area Study, Natural England (2013) - NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity.
Open Access Land	The Countryside and Rights of Way Act 2000 (CROW Act) normally gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are known as 'open access land'.
OHL	Overhead Line
OS	Ordnance Survey
Outcrop	A rock formation that is visible on the surface.
Parish	A small administrative district typically having its own church and a priest or pastor.
Pastoral/ pasture	Land used for keeping or grazing sheep or cattle.
Peaty	A mossy accumulation of compressed decaying plant material
Perceptual	The ability to interpret or become aware of something through the senses.

Appendix A Glossary

Term	Definition
Plateau	An area of fairly level high ground
Prehistoric	The period before written records
Protect	Strategy where the emphasis is conservation of existing character and of particular features that contribute to this character.
Remnant	A part or quantity left after the greater part has been used, removed, or destroyed.
Rocky outcrops	Visible exposures of bedrock or other geological formations at the surface of the Earth / large areas of rock sticking out of the ground
Rural	Relating to or characteristic of the countryside
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change
Sense of Place	A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that makes a place memorable.
Sensitivity	A judgement of how sensitive or vulnerable a landscape component is to change.
Settlement pattern	The shape or patten of settlement such as nucleated, linear or dispersed
Skyline	The outline of something such as a range of hills, ridge or group of buildings seen against the sky.
SSSI	Site of Special Scientific Interest

Appendix A Glossary

Term	Definition
Strength of character	A judgement on how distinctive and recognisable the pattern is that defines the character of the landscape. This includes the combination of physical and cultural attributes and the sense of place that they evoke.
Time depth	The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth).
Topography	The arrangement of the natural and artificial physical features of an area or forms and features of land surfaces.
Valued attributes	Positive features and characteristics that are important to landscape character.
Visually prominent	Conspicuous or readily noticeable

Appendix B

Sources of Information

B.1 Key sources of information used to inform the LSA included:

- Ordnance Survey base maps (1:50K and 1:25K);
- Harborough District Landscape Character Assessment, September 2007;
- Market Harborough Landscape Character Assessment and Landscape Capacity Study, April 2009;
- Leicester PUA Landscape Character Assessment and Landscape Capacity Study, September 2009;
- Market Harborough Landscape Character Assessment and Landscape Capacity Study, December 2011;
- Harborough Rural Centres Landscape Character Assessment and Landscape Capacity Study, July 2014;
- Harborough Rural Centres Houghton on the Hill Landscape Character Assessment and Landscape Capacity Study, April 2016;
- Leicester PUA Landscape Character Assessment and Landscape Capacity Study Addendum: Scraftoft, July 2016;
- Harborough Local Plan 2011 to 2031, adopted April 2019;
- Strategic Housing and Economic Land Availability Assessment 2021, September 2022; and
- Aerial photography.

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700
bristol@landuse.co.uk

Cardiff

Room 1.04, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920
cardiff@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 403 0900
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7199 5801
london@landuse.co.uk

Manchester

4th Floor, 57 Hilton Street, Manchester M1 2EJ
0161 802 2800
manchester@landuse.co.uk

Sheffield

32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366
sheffield@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation