Melton Local Plan additional submission FC response ref. ID is ANON-7VBY-7HEP-V.

Dear Mr Kemp

I would expect these comments to be made available to the Inspector, and be present at the hearing.

MATTER 4 MM Sustainable Neighbourhoods MMSN

SS4

The outline development of 1500 houses 16/00515 as proposed would seriously diminish the critical area of separation and cause substantial harm to the significance of the St Mary and St Lazarus hospital Scheduled Ancient Monument and its setting, as identified by Heritage England.

The area of separation between Melton Mowbray and Burton Lazars will be reduced by more than half, to less than 200 mtrs, and, due to the topography, would have the perception of the coalescence of the 2 settlements.

The area between the A606 Melton Road and Sandy Lane should omit housing within the most sensitive landscape that affects the Area of Separation, and the setting of the SAM as this would help to remediate the negative impacts on this sensitive area and avoid 'substantial harm' to the significance of the SAM. Heritage assets are irreplaceable and any harm should require clear and convincing justification [NPPF 132]. In my opinion, the harm is not justified. The physical and visual separation of the settlements should be retained, to conserve distinctive features and landscape.

I have always supported the building of a road and housing to the south of Melton Mowbray. However, this application is part of a planned 2020 homes from the Leicester Road to the Burton Road and covers a most sensitive area (ASAS 2011 last page)¹.

The study in the evidence base by Influence Environmental Itd.² makes clear references to the Areas of Separation and these areas had so far been clearly defined and maintained in the current emerging Local Plan. See pages 31-35.

The MBC MLP Topic Paper (Sept. 2016) says on page13 ³ at point 7.6 "No environmental or technical constraints have been identified that would prevent development of the MSSN. The relationship between the proposed development and the adjacent Scheduled Monument (SM) requires special attention to avoid 'substantial harm'. The scale of the proposed development allows flexibility in the master planning that allows for the quantum of development to be delivered whilst retaining the integrity of the SM."

I am also attaching the views of the Leic's County Councils Planning Archaeologist in response to application 15/00127 for the erection of up to 175 dwellings on land adj Child Cottage ⁵ who suggests that the current development proposals present a harmful impact to the setting and significance of the designated heritage asset. "Whilst not directly affected by the development proposals, the scheme will significantly impact upon the setting of the scheduled monument, and it is recommended that the planning authority give due weight to the comments and concerns expressed by Historic England, formerly English Heritage, in their letter of the 26th March." This application site is included in the site for the SSN application 15/00515 where it joins the A606 at Melton Road north of Burton Lazars and is included in the 5 + year land supply..

By moving the boundary back to where it was in the emerging options consultation draft ⁴ it would with sensitive planning considerations and green wedges, avoid this harm and overcome the main objections of Heritage England, and not be at odds with existing Local Plan evidence, emerging policies and the NPPF.

With reference to the new 'evidence' that was commissioned by MBC in February 2017, 'Land South of Kirby Lane, Melton Mowbray. Heritage Settings Technical Note by Cotswold Archaeology'

I have to say that I found it by 'chance' in the evidence base. In my opinion, the study in itself is a reason to find the plan unsound as it contradicts many of the emerging policies and the NPPF, as I responded in the Focus Changes consultation.

The study twice refers to the 12century monument with doubt that it was ever a leper hospital at all, and that its setting plays no part in its significance. Apart from a few homes in the village of Burton Lazars, it stood alone in a rural setting .The study eludes to the fact that it was built by a main Melton road

The road that was of significance in the 12century was Sandy Lane, and the Gate house entrance to the hospital site was from that direction. The study has used a small amount of evidence that was already available but has reached a different conclusion. There is an awful lot more information in the public domain which justifies its status.

In 1913, the Marquis of Granby (later the 9th Duke of Rutland) began excavations on the site and unearthed about 100 medieval floor tiles. The tiles are on display at the British Museum. The work was interrupted by the 1914-18 War and was never completed. There is much to be unearthed in the future on this site, and its significance should not be undermined until we have further evidence from the site.

The study was published prior to the trial trenching that was done earlier in the year (2017) and the Roman and Iron Age finds, together with the 2 burial sites are detailed in the environmental reports (Chapters 9) in the documents on the planning website for application 16/00515. In the mean time we should be guided by Heritage England, a very able Statutory Consultee.

With regards,

Cllr Janet Simpson

Reference for evidence:

¹ ADAS

LCA 2011 update. Sensitivity map: last page 33. https://docs.wixstatic.com/ugd/d246bd_22ea5bce0b5d46c5a9f99ac7cd2ded0c.pdf

² Influence Environmental ltd.

Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study Final Report Date: September 2015. INF_N0318: (In LP evidence base) pages 31- 35 Melton/Burton Lazars

https://docs.wixstatic.com/ugd/a14863_e5c4fce4e7684954b33fb028fc2e5f6d.pdf

- ³ MBC MLP –SUSTAINABLE NEIGHBOURHOODS TOPIC PAPER (SEPTEMBER 2016) Page 13 7.6 MM SSN 7.3 to 7.6 https://docs.wixstatic.com/ugd/a14863 a5b1c58930814e4fb4abfe9e0abcd2e3.pdf
- ⁴ Consultation on the Melton Local Plan 4th April 2016 policies map 50 MSSN Page 50 of 52 in the LP evidence base: https://docs.wixstatic.com/ugd/d246bd 1e016b52024c43cfa3b3d51157ff9acd.pdf

⁵https://pa.melton.gov.uk/online-applications/files/22DCD7896D223AC2F5F9718B6D680BFC/pdf/15_00127_OUT-Archaeology 23.6.15-731633.pdf see attached

ID is ANON-7VBY-7HEP-V.



Melton Landscape Character Assessment Update 2011



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1. INTRODUCTION

In 2006 Melton Borough Council (MBC) commissioned ADAS to carry out a Landscape Character Assessment (LCA) of Melton Borough as part of its work on the Melton Local Development Framework (LDF). Since then further development has occurred around the urban fringe of Melton Mowbray, which may have had an effect on the character of the landscape. As a result, MBC considered it important that the original LCA (2006) was reviewed and checked to ensure that any changes in the landscape that have had a material effect on the character and the potential sensitivity of the landscape, are accommodated in future plans for the area. ADAS was asked to carry out this review and update in February 2011.

Following an initial review of the original LCA, it was agreed that the first four chapters did not need any further updates as these chapters concentrate on background information that is unlikely to change in the short to medium term. Similarly, Section B – Historic Urban Character Assessment Report stands alone as an important record of the cultural heritage which at present does not require further updates. If further significant historical records come to light in future years then this Section should be reviewed at that time.

The landscape descriptions in Chapter 4 are fairly general and are flexible enough to accept relatively small changes in the landscape. Most of the descriptions cover the wider countryside of Melton Borough where less change has occurred in the intervening years when compared with the urban fringe around Melton. However, a review of LCA 20 – Melton Farmland Fringe was carried out to ensure that it was fully representative of the existing landscape in that area.

The main chapter that required updating was Chapter 5 – Landscape Sensitivity Around Melton Mowbray and time and effort was focused on this section to ensure that it was still fit for purpose. The work involved a site visit to the fringe areas around Melton Mowbray, followed by the production of this stand alone report updating Chapters 4 and 5 of the Melton LCA.



2. MELTON LANDSCAPE CHARACTER ASSESSMENT (2006 LCA)

The objective of the original 2006 study was to inform the policies and proposals of the new Development Framework and in particular the allocation of development sites for a range of uses. Whilst the LCA covered the whole of the Borough, a more detailed assessment was carried out on eleven areas around Melton Mowbray. These areas offered the potential for new development adjoining the town as identified in the adopted Leicestershire, Leicester and Rutland Structure Plan (March 2005). The Structure Plan identified a need to allocate about 30 hectares of greenfield land for new housing and 30 hectares for business uses in the Melton LDF and accommodate a bypass around part of the town.

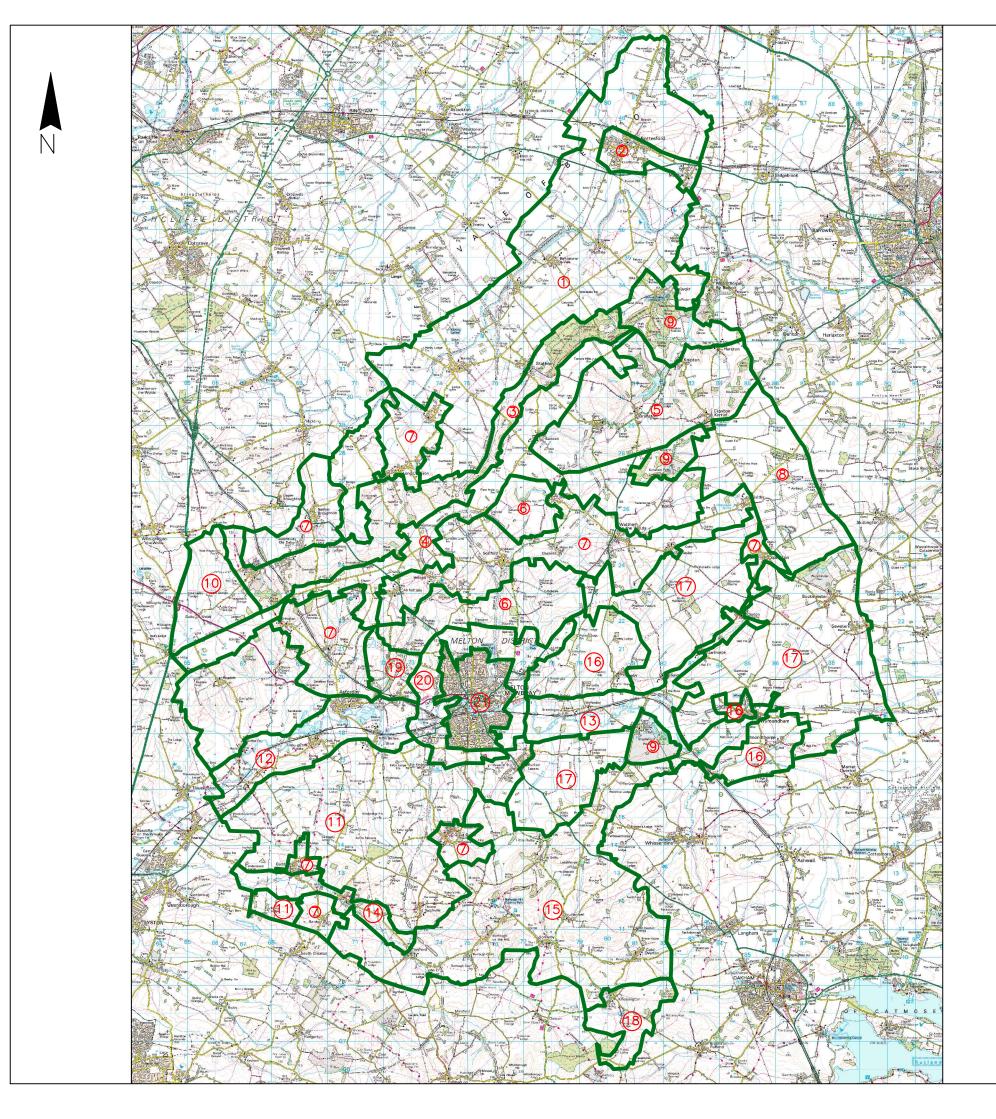
The scale of development has the potential to have a significant impact on the setting of Melton Mowbray and the quality of the local landscape. Therefore the study specifically considered the landscape around the town of Melton Mowbray to explore its potential to accommodate the development requirements of the new Framework. The 2006 study focused on the provision of a description of landscape character that would form the background to the preparation of policies and proposals in the new Framework and most importantly, robust decision making within the development control process.

When the 2006 assessment was carried out, potential development around Melton Mowbray had not been specified and therefore it was not possible to conduct an evaluation of landscape sensitivity to a specific type of change nor a landscape capacity study. For the 2006 assessment, an evaluation of landscape sensitivity was undertaken with the aim that at a later date the Council (through consultation and discussions with stakeholders) could place values on the identified landscape areas (or on specific elements within it) and assess the areas against particular type of change or development in order to identify the landscape capacity. In order to maintain consistency, this review and update will keep to the original methodology and approach.



MAP OF MELTON LANDSCAPE CHARACTER AREAS – LCA MAP 3 (2006)





<u>NAME</u> <u>ID</u> Vale of Belvoir 2 Bottesford 3 Wolds Scarp Wolds Top Knipton Bowl Ridge and Valley Village Pastures Limestone Edge 8 9 Parkland Mixed Farmland 10 Pastoral Farmland 11 12 Wreake Valley 13 Eye Valley Gaddesby Valley 14 15 High Leicestershire Hills Farmland Patchwork 16 17 Open Arable Traditional Pasture 18 Asfordby Quarry 19 20 Melton Farmland Fringe 21 Melton

Job Title

MELTON BOROUGH COUNCIL MELTON LANDSCAPE CHARACTER ASSESSMENT UPDATE

Drawing Title 2006 Map of Melton
Landscape Character Areas

Drawing No

MBC01/BC/EGG/L/LCA01

Scale: Not to Scale

Drawn by: Checked by:

DW 23/03 KR 23/03

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2.1. 2006 LCA - Melton Farmland Fringes (LCA 20)

The LCA of Melton Borough resulted in the definition and mapping of twenty Landscape Character Areas within the Borough. The assessment sought to refine the regional and county level Assessments and whilst some character areas and descriptions remained the same, some new areas were created in order to characterise the local landscape. Character Area [LCA 20 Melton Farmland Fringes] envelopes the town and is likely to be the one character most under pressure as the town develops over time. Therefore in the context of this update, LCA 20 is reviewed to see if it requires any changes.

Character Area LCA 20 covers the areas surrounding Melton Mowbray which have a distinctly urban fringe character, including the eleven zones identified for further evaluation. The original description of LCA20 is as follows.

2.1.1. Landscape Character Description

A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land.







2.1.2. Distinct Characteristics

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)

2.2. Brief Review of LCA 20

Following a survey in the field and a review of the character description, it has been found that LCA 20 Melton Farmland Fringes remains a valid description and is still current. Minor changes within the character area should be adequately covered by the descriptions which cover a mix of countryside and urban fringe landscape.

The next consideration is the degree to which the setting of Melton Mowbray and the sensitivity of the landscape around the town has been affected by any recent development, which is covered in Section 3.



3. REVIEW OF CHAPTER 5 - LANDSCAPE SENSITIVITY AROUND MELTON MOWBRAY (2006 LCA)

In order to provide a useful update to the original 2006 Character Assessment, the original methodology for the evaluation of the landscape needs to remain the same in order to maintain consistency. The approach to the evaluation which was used in the original 2006 study and which has been used for the 2011 revision, is described below.

3.1. Approach to Evaluation

The evaluation of landscape sensitivity is set out in the Countryside Agency's Topic Paper 6 – *Techniques and Criteria for Judging Landscape Capacity and Sensitivity.* The Topic Paper defines landscape character sensitivity as follows:

"Evaluating the sensitivity of the landscape as a whole, in terms of its overall character, its quality and condition, the aesthetic aspects of its character, and also the sensitivity of individual elements contributing to the landscape"

For the areas (or zones) around Melton, decisions were taken on:

- The degree to which the landscape in question was considered robust, in that it might be able to accommodate change without adverse impacts on character.
- Whether or not significant characteristic elements of the landscape will be liable to loss through disturbance.
- Whether or not the significant characteristic elements could easily be restored. Whether important aesthetic aspects of character will be liable to change. Consideration was also given to the addition of new elements, which may also have a significant influence on character.

Relevant information was drawn from the Historic Urban Character Assessment to identify:

- Whether or not direct destruction or damage to cultural heritage might occur.
- Whether or not indirect effects to cultural heritage or setting might occur.



The sensitivity matrix [See Table 1: Landscape & Cultural Heritage Sensitivity Matrix (2006) on page 14] was put together in an attempt to rank the urban fringe areas around Melton Mowbray in terms of sensitivity. Following identification of significant agents of change for landscape and cultural heritage, each of the areas were scored on the basis of likely ability to absorb change (1=Negative 2=Neutral 3=Positive). These scores were added up and ranked from High Sensitivity (lowest score) to Low Sensitivity (highest score). The range of scores provides a useful framework for comparing adjacent areas and offering an indicator of sensitivity. Sensitivity Map - LCA Map 4 (2006) provides a visual presentation of Less Sensitive Areas combined with key areas of cultural heritage sensitivity (areas of archaeological potential, historic setting, standing/ designated features and areas).

3.2. 2006 LCA – The Setting of the Town

The town of Melton Mowbray is nucleated and compact with well defined residential areas of the northern and southern edges. The eastern and western edges are less well defined with industrial areas on the Wreake and Eye Valley floodplains. On the eastern side a large factory with light coloured roof and walls is prominent and poorly related to the townscape and landscape. On the western side the mixture of industrial, commercial, and retail buildings in proximity to the road and rail corridors and river floodplain is visually confusing and poorly related to the townscape and landscape.

The topography of Melton Mowbray is essentially one of gentle sloping ridge and valley, with two halves of the town situated on rising land north and south of the river valley. The Scalford Brook forms a secondary valley through the northern part of the town, an important green wedge that has been conserved as the Country Park. The urban fringes to the north of the town rise to over 130 metres whilst those to the south are slightly lower at 112 metres. A shallow valley forms the western fringe of the town, and this is partly farmed and partly used by the MoD for dog training. This valley also separates the town from the large excavated area of the former Asfordby Colliery. Two nucleated villages of Thorpe Arnold and Burton Lazars are located close to the east and south eastern fringes of the town, with a narrow strip of farmland in between.



3.3. 2006 LCA – Landscape Sensitivity of Zones A-K around Melton Mowbray

[Refer to Table 1 Landscape & Cultural Heritage Sensitivity Matrix (2006) and LCA Map 4 Sensitivity Map (2006)]

The following text in italics has been extracted straight from the 2006 LCA without modification and can be used as a reference point when reading the review in this report.

Sensitivity of Zones A, B, C

"These Zones have the highest quality landscape surrounding the town. This is an area of farmland, arable and pasture, mostly on the open higher ground to the north of Melton Mowbray and is a coherent well managed rural landscape with few visual detractors. Landform is ridge and valley and landscover is mostly traditional pastoral farmland with a strong pattern of small to medium scale fields enclosed by hedgerows and scattered mature trees. The ridgelines have high visibility, and the townscape/ landscape interface is well defined.

Zone A has a high historic value with features such as ridge and furrow and former settlement sites. The area around Sysonby Lodge is particularly sensitive having both designated historic features and an interesting setting. This area also includes some open space areas protected by the Protected Open Area designation.

Melton Country park is situated between Zones B and C and forms an important green wedge into the town. The park affords extensive views over the surrounding landscape. A footpath to Holwell and the Mowbray Way (which both run north south) add to the amenity value of the areas. Zone B has two areas (in the north and south of the zone) of archaeological potential.

If development were to take place in Zones A, B, C, particularly in the higher northern part of the zone, it would significantly increase the visibility of the town from the surrounding area. At present, built development is confined to the lower slopes leaving open countryside to the north. The landscape character sensitivity of Zones A is considered to be **High** and the Zones B and C to be **High/Medium**."



Sensitivity of Zone D

"Zone D forms an arc of farmland around the eastern edge of Melton Mowbray between the railway line and the A607, Thorpe Road. It is bisected by Saxby Road, the B676. The area to the south of Saxby Road is on the floodplain of the River Wreake/Eye and low-lying. Across Saxby Road the ground crosses the slopes of the ridge on the crest of which lies the village of Thorpe Arnold, dropping down towards Thorpe Road, where there is a stream and playing fields. Within the arc of Zone D is the Hudson Road Industrial Estate and a Tesco store. This Zone covers two distinct landscape character areas, ridge and valley in the north, and the Eye valley in the south.

The northern area has small traditional pastures and a strong network of hedges and trees, high visibility from residential areas and a public footpath, a riverside area with wildlife interest and close proximity to an important historic site and the village settlement. The medieval village of Thorpe Arnold sits in a prominent position and with its well preserved earthworks is considered to have a sensitive setting.

The southern area includes the eastern edge of Melton Mowbray and this is very visible. It is also dominated by large-scale industrial buildings that fail to relate to the more intimate rural landscape beyond the urban fringe. New development within this industrial area might provide an opportunity for improving the urban edge, creating a stronger sense of identity, and a better relationship between townscape and landscape.

There would be some impact on the visibility of the town from the surrounding area from development in Zone D. The most significant impact would be on Thorpe Arnold, which is at present a distinct historic settlement and is at risk of becoming an extension of Melton Mowbray. The setting of the earthworks on the West Side of the village would also be compromised. Landscape sensitivity of Zone D is considered to be **High/ Medium**."

Sensitivity of Zone E

"The landscape character of the eastern side of the town at Zone E is open and has few features of great significance. Here the edge of the town is well defined and the townscape/landscape interface is abrupt. The land is productive agricultural land, which provides a buffer against the potential coalescence with the nearby settlement of Burton Lazars on the higher land in the southern part of the Zone. Overhead power lines and a public footpath cross the area. The lower lying northern part of the zone is more robust and amenable to change. The southern boundary of the area is the line of a former Roman road and has archaeological potential. The setting of the historic position of the village of Burton Lazars is sensitive.



If development were to take place in Zone E, particularly in the upper parts, it would moderately increase the visibility of the town from the surrounding area. The river valley makes the existing town edge more visible from the east, particularly from the hilltop villages of Thorpe Arnold and Burton Lazars. Landscape sensitivity of Zone E is considered to be **Medium**."

Sensitivity of Zones F and G

"The landscape of these two Zones is open, predominantly arable farmland with gentle ridges alternating with hollows. This area is bounded on the north side by the line of the former Roman road and extends from Dalby Road in the west to Burton Road in the east, crossing Sandy Lane. It is agricultural land, mainly in arable cultivation. In the area to the west of Sandy Lane the ground rises towards the southwest, but the eastern part is more level. The southern edge of Melton town stops abruptly along the line of the Roman road and there is very little screening. The area is dominated by residential development and this intrudes on the rural landscape.

There is potential for coalescence of Melton Mowbray with the settlement of Burton Lazars at the eastern end of Zone F, which is on the higher more visible land and ridgeline. The land inbetween is productive farmland with springs, ponds and watercourses. Zone F has a number of cultural heritage constraints - the setting of Burton Lazars, the setting of the medieval leper hospital (Scheduled Monument) and the Roman Road.

Zone G is less sensitive away from the Roman Road and the area of archaeological potential along the Dalby Road and west of Aerodrome Farm. The landscape to the west of the ridgeline at Old Guadaloupe in Zone G is of stronger character than elsewhere within the Zone, and provides a softer edge to the town. The landform contains concave dips creating natural screening opportunities. The landscape sensitivity of Zone F is considered to be **High/Medium** and Zone G is considered to be **Medium**."

Sensitivity of Zone H

"This area lies either side of Leicester Road (A607), which is a major route into the town of Melton Mowbray. The Zone is bounded on the north side by the railway line and the Roman Road (Kirby Lane) in the south. The northern part of Zone H is fairly flat and open, but in the southwest it slopes upwards towards Kirby Lane, which is lined by vegetation. The developments to the north east are partly screened by the topography and artificial bunding has been used to screen some parts of the site adjoining the Lane. Much of the area has already been developed for business and industrial estates, the remainder for arable farming.



The ridge and valley landscape continues in Zone H, where there are contrasting areas of housing, farmland, industry and more farmland. Industrial buildings, which are large in scale are located within the valley area and are partly screened by natural and artificial landform. In the western part of the Zone, south of Leicester Road, there is a prominent west facing farmland slope providing an effective green edge to the town.

There is an area of rough grassland on the north side of the Leicester Road, which is a Scheduled Monument containing earthworks and buried features from the medieval settlement of Eye Kettleby. The monument, its setting and an area of archaeological potential alongside the railway line make the north western part of Zone H sensitive. However, the overall landscape sensitivity of Zone H is considered to be **Medium**."

Sensitivity of Zone I

"This area is located between the railway line to Leicester to the south and the A606, Asfordby Road to the north and is divided by the River Wreake. The south bank of the river contains fields. A disused railway bisects the Zone and is marked by trees for much of its length. The landscape character of the river valley and floodplain has been significantly modified and altered by a variety of built development, as well as by road and railway infrastructure. This is a mixed use landscape without a clear townscape/ landscape interface. Egerton Park, nearby golf course and the open spaces that remain along the river valley provide an important green wedge to the town and a valuable local amenity for the town. The addition of well-designed new development could bring a greater unity of character and sense of identity.

The area contains the remains of the former village of Sysonby, particularly the church, farm and earthworks from a moated site next to the river. The listed buildings, scheduled monuments and historic features have an important setting that could be compromised by further development. The land in the western part of the zone rises fairly steeply to the northwest and the low-lying area would be fairly visible from Asfordby Hill, although this is itself a modern development. Landscape sensitivity of Zone I is considered to be **High/Medium**."



Sensitivity of Zone J

"This area occupies a block of land between the A6006 to the south, Welby Road to the east and Welby Lane to the north, with a stream running north south through the centre. This is the lowest part of the area and the ground rises on either side, more steeply towards the east. The eastern part of Area J is MoD land, containing the Remount Depot and associated pasture and training grounds. Along Welby Road in the west are some arable fields. This Zone is a gentle sloping rural valley lying between the west of Melton Mowbray and the former Asfordby Colliery site. The valley is visually contained and thick screening obscures the colliery site to the west. The Welby Road runs along the crest of a ridge with the area to its east dropping away.

Zone J can be seen from Asfordby Hill, to its southwest, but this is itself a modern development. The urban edge is partially fragmented and encroaches into the surrounding fields. The impact of development within Zone J on the surrounding area would be limited. Landscape sensitivity of Zone J is considered to be **Low**."

Sensitivity of Zone K

"This area is bounded by Welby Lane in the south, Welby Road to the west and Nottingham Road to the north. The east-west road, St Bartholomew's Way, divides it in two and a stream runs through from north to south. This stream represents the lowest point with the ground sloping upwards on either side. In the southwest corner of Zone K is a Depot and the Animal Defence Centre. From midway along St Bartholomew's Way, Horseguards Way runs into new housing east of the area. The remainder of the southern part of Zone K is farmland.

The landscape character of this Zone is the northwards extension of the gently sloping valley in Zone J, and the southern part is also MoD land, with a strong pattern of pastoral fields enclosed by hedges. The roads are bounded by hedges creating a rural character. The urban edge is well defined and partially screened and the southern part of the Zone is less sensitive. In the northern part of the Zone lies a well defined earthwork, the remains of Sysonby Grange which is a medieval monastic farm. The earthwork is a Scheduled Monument and together with its setting and the surrounding area of archaeological potential it makes the northern area sensitive in cultural heritage terms. The Landscape sensitivity of Zone K is considered to be **High/ Medium**."



2006 LCA - Recommendation

"The general recommendation based on an evaluation of landscape sensitivity of Zones A-K around Melton Mowbray is that,

- Zones A, B, C, D, F, I and K are considered to be sensitive landscapes that would not be suitable for most new development. Any proposed development would need to very sensitively designed and demonstrate a high regard for the local landscape and historical character of the area.
- Zones E, G & H are considered to have landscapes that are moderately sensitive to development but possess areas that could accommodate appropriately designed development.
- Zone J is considered to have a landscape character that has low sensitivity and could accommodate appropriately designed development.

The new Landscape Character Areas should replace the local landscape designation 'Areas of Particularly Attractive Countryside' as suggested in Government Planning Policy Statement 7."



2006 LCA - TABLE 1 LANDSCAPE AND CULTURAL HERITAGE SENSITIVITY MATRIX – ZONES A-K AROUND MELTON MOWBRAY

	Landscape				Cultural Heritage		
ZONES	Loss through disturbance	Ability to be restored	Aesthetic change	Addition of new elements	Direct destruction or damage	Setting and indirect effects	High/Medium/Low Sensitivity
А	1	1	1	2	1	1	7 High
В	1	1	1	1	2	3	9 High/Medium
С	1	1	1	1	3	3	10 High/Medium
D	1	2	2	2	3	1	11 High/ Medium
E	2	3	2	2	3	1	13 Medium/ Low
F	2	2	2	2	1	2	11 High/ Medium
G	2	2	2	2	2	3	13 Medium
Н	2	3	3	3	1	1	13 Medium
1	2	2	3	2	1	1	11 High/ Medium
J	2	2	3	3	3	3	16 Low
К	2	2	2	2	1	1	10 High/Medium

Landscape Criteria

- 1 = High likelihood of loss/ Very poor ability to be restored/ Negative aesthetic change/ Negative impact of new elements
- 2 = Medium likelihood of loss/ Poor ability to be restored/ Neutral aesthetic change/ Moderate negative impact of new elements
- 3 = Low likelihood of loss/ Ability to be restored/ Positive aesthetic change/ Low negative impact of new elements

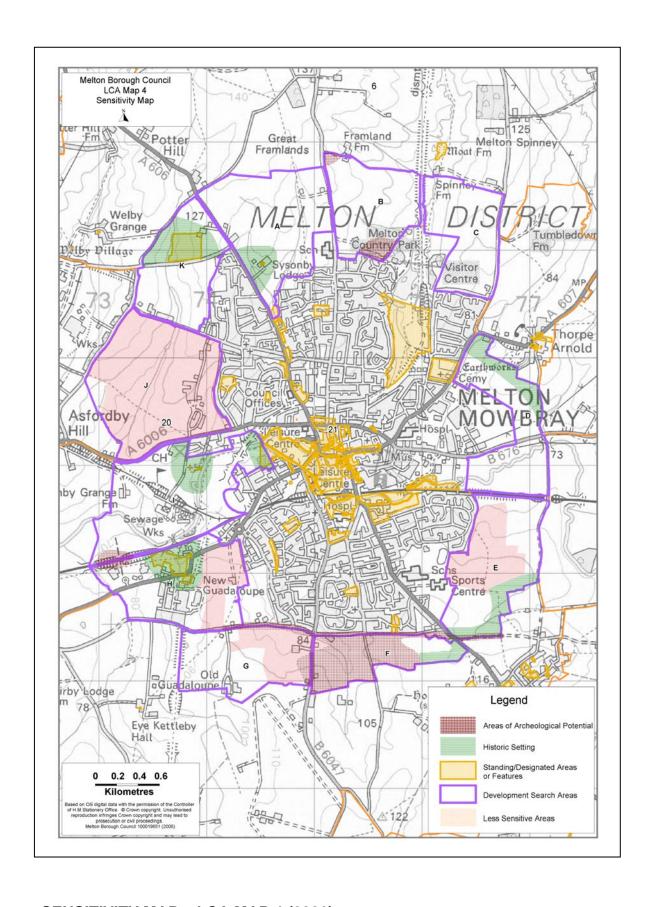
Cultural Heritage Criteria – Direct destruction/ damage to cultural heritage

- 1 = Likely severe impact on above ground features
- 2 = Impact on known below-ground archaeological potential
- 3 = Negative known impact

Cultural Heritage Criteria – Indirect Effects

- 1 = Significant negative aesthetic or contextual impact
- 2 = Some reduction in quality of setting
- 3 = Neutral effect on setting

Score



SENSITIVITY MAP - LCA MAP 4 (2006)



3.4. Review of Chapter 5

3.4.1. Corrections to Table 1

The 2006 Landscape Character Assessment contained a few errors in Table 1 where the words describing the overall sensitivity of a zone did not properly match the score. This review took the opportunity to make these corrections in order to maintain clarity and utility in subsequent reports. In the Key accompanying Table 1, text describing the level of overall sensitivity of a zone was matched to two scores e.g.

11 = Medium

12

The identified errors and corrections are:

- For Zone D the score was 11 and therefore the Overall Sensitivity should have been Medium (not High/ Medium).
- For Zone F the score was 11 and therefore the Overall Sensitivity should have been Medium (not High/ Medium).
- For Zone G the score was 13 and therefore the Overall Sensitivity should have been Medium/ Low (not Medium).
- For Zone H the score was 13 and therefore the Overall Sensitivity should have been Medium/ Low (not Medium).
- For Zone I the score was 11 and therefore the Overall Sensitivity should have been Medium (not High/ Medium).

Table 1 was corrected as part of the 2011 review, prior to any changes being identified during the field survey. A few alterations were also made to the structure of the table in order to improve its clarity – the last column now has a title of Overall Sensitivity to make it clear that it is the total score and not part of the Cultural Heritage assessment [see Revised Table 1 on page 27].



3.4.2. Field Survey Results

A field survey was carried out on 11th February 2011 to specifically consider significant changes in the landscape that have occurred within the Zones around Melton Mowbray since the 2006 Character Assessment. Each zone (starting with Zone A) was taken in turn and observations in the field were made, noting significant changes such as new development and its impact on the surrounding landscape character. The field survey also looked again at the 2006 landscape scores and sought to revise these if the scores did not closely match observations.

Only two zones have been notably affected by new development and these are Zones A and D.

Zone A – For the majority of the zone, little has changed since 2006, however the John Ferneley School has had new buildings constructed within the school grounds. The main building is significantly larger than the previous building and is more prominent, being contemporary in design, rendered white and with an adjacent wind turbine. All of the new building is visible in views to the south east from the northern part of the zone.

The buildings are set against a backdrop of Melton, in particular the large factory buildings and their prominent roofs in Zone D, the housing estates south of Zones A and B and the housing estates in the far distance across the valley in Zone E, which has the effect of setting the school buildings within the urban context. However, few people will actually see the buildings from the north as there are few receptors and accessible viewpoints. Other views, such as from the south and from the Scalford Road, are limited due to rising foreground, which partially screens the buildings reducing their apparent height.



As the new school buildings are located within the existing school grounds there has been no impact on the underlying landscape structure and the character of the agricultural fields, hedges and woods remains unaffected. Therefore the sensitivity of the landscape character of Zone A has not been diminished and remains High.

Zone D – Since 2006 there has been further construction of large industrial units on the Hudson Road Industrial Estate situated between the A607 and B676. Whilst within the urban context, they have very prominent walls and roofs that are visible from the surrounding countryside. As a result the lower lying ground within the valley is less sensitive to change. The score for 'Addition of New Elements' has been revised from 2 (moderate impact of new elements) to 3 (low negative impact of new elements). This results in a Medium sensitivity score for Zone D.

With regard to proposed changes to scores, Zones G and K had elements of the landscape which were found to no longer closely match observations.

Zone G – The majority of the zone has not been identified as having Areas of Archaeological Potential. The only areas are on the boundary of the zone and therefore the majority of the zone is left undesignated. As a result it is considered that the Cultural Heritage score for 'Direct Destruction or Damage' should be revised downwards from 2 (impact on known below-ground archaeological potential) to 3 (No known impact). With regard to landscape, the area is dominated by residential development that intrudes on the rural landscape, especially along the line of the Roman Road where there is very little screening. Whilst the landscape to the west of the ridgeline at Old Guadaloupe is of stronger character than elsewhere within the zone, the landform reveals a shallow valley that contains views and provides natural screening opportunities. As a result it is considered that this area is less sensitive to 'Aesthetic Change' and the score can be revised downwards from 2 (neutral aesthetic change) to 3 (positive aesthetic change) reflecting the potential opportunities to improve the town/ countryside transition. This results in a Low sensitivity score for Zone G.



Zone K – The southern part of the Zone south of the Welby Road (approximately two thirds of the area) is very similar in character to Zone J. It is a northern extension of the gently sloping valley in Zone J and is predominantly horse paddocks and the Animal Defence Centre on MoD land. As this area makes up the majority of the zone it is considered appropriate to revise the landscape scores ('Loss through Disturbance/ Ability to be Restored/ Aesthetic Change') downward resulting in a Medium/ Low sensitivity score. Scores for these three criteria have been revised down from 2 (Medium likelihood of loss/ poor ability to be restored/ neutral aesthetic change) to 3 (Low likelihood of loss/ ability to be restored/ positive aesthetic change). The final criteria 'Addition of New Elements' has been left unchanged as the northern section of the zone is in an 'Historic Setting' area and maybe affected by the introduction of new elements.

3.4.3. Requirement for Updating

These Zones therefore have altered descriptions, new total scores and possible new wording for Overall Sensitivity. The relevant new text descriptions have been inserted and highlighted in the following section [Section 4] and a revised Sensitivity Matrix [Revised LCA 2011 – Table 1 Landscape and Cultural Heritage Sensitivity Matrix – Zones A-K Around Melton Mowbray] and new map [Revised Sensitivity Map (2011)] have been produced.



4. THE MELTON BOROUGH LANDSCAPE CHARACTER ASSESSMENT - REVISED TEXT & MAP 2011

{The revised text has been highlighted in grey to help identification}

4.1. Zones A, B, C

These Zones have the highest quality landscape surrounding the town. This is an area of farmland, arable and pasture, mostly on the open higher ground to the north of Melton Mowbray and is a coherent well managed rural landscape with few visual detractors. Landform is ridge and valley and landcover is mostly traditional pastoral farmland with a strong pattern of small to medium scale fields enclosed by hedgerows and scattered mature trees. The ridgelines have high visibility, and the townscape/ landscape interface is well defined.

Zone A has a high historic value with features such as ridge and furrow and former settlement sites. The area around Sysonby Lodge is particularly sensitive having both designated historic features and an interesting setting. This area also includes some open space areas protected by the Protected Open Area designation. Although there are few detractors in the area, the new building at the John Ferneley School has increased the prominence of the built form within certain views. However, these views are predominantly from the north, an area with few receptors, and the building being sited on the existing site does not significantly alter the underlying landscape and visual character of the area.

Melton Country Park is situated between Zones B and C and forms an important green wedge into the town. The park affords extensive views over the surrounding landscape. A footpath to Holwell and the Mowbray Way (which both run north south) add to the amenity value of the areas. Zone B has two areas (in the north and south of the zone) of archaeological potential.



If development were to take place in Zones A, B, C, particularly in the higher northern part of the zone, it would significantly increase the visibility of the town from the surrounding area. At present, built development is confined to the lower slopes leaving open countryside to the north. The landscape character sensitivity of Zone A is considered to be **High** and the Zones B and C to be **High/ Medium**.

4.2. **Zone D**

Zone D forms an arc of farmland around the eastern edge of Melton Mowbray between the railway line and the A607, Thorpe Road. It is bisected by Saxby Road, the B676. The area to the south of Saxby Road is on the floodplain of the River Wreake/ Eye and low-lying. Across Saxby Road the ground crosses the slopes of the ridge on the crest of which lies the village of Thorpe Arnold, dropping down towards Thorpe Road, where there is a stream and playing fields. Within the arc of Zone D is the Hudson Road Industrial Estate and a Tesco store. This Zone covers two distinct landscape character areas, ridge and valley in the north, and the Eye valley in the south.

The northern area has small traditional pastures and a strong network of hedges and trees, high visibility from residential areas and a public footpath, a riverside area with wildlife interest and close proximity to an important historic site and the village settlement. The medieval village of Thorpe Arnold sits in a prominent position and with its well preserved earthworks is considered to have a sensitive setting.

The southern area includes the eastern edge of Melton Mowbray and this is very visible. It is also dominated by large-scale industrial buildings that fail to relate to the more intimate rural landscape beyond the urban fringe. New development within this industrial area might provide an opportunity for improving the urban edge, creating a stronger sense of identity, and a better relationship between townscape and landscape.



There would be some impact on the visibility of the town from the surrounding area from development in Zone D. The most significant impact would be on Thorpe Arnold, which is at present a distinct historic settlement and is at risk of becoming an extension of Melton Mowbray. The setting of the earthworks on the West Side of the village would also be compromised. The buildings on the industrial estate within the southern part now dominate the lower valley land. Further development in this area would not have a significant effect on the landscape and visual character of the zone. Landscape sensitivity of Zone D is considered to be **Medium**.

4.3. Zone E

No Change

4.4. Zones F and G

The landscape of these two Zones is open, predominantly arable farmland with gentle ridges alternating with hollows. This area is bounded on the north side by the line of the former Roman road and extends from Dalby Road in the west to Burton Road in the east, crossing Sandy Lane. It is agricultural land, mainly in arable cultivation. In the area to the west of Sandy Lane the ground rises towards the southwest, but the eastern part is more level. The southern edge of Melton town stops abruptly along the line of the Roman road and there is very little screening. The area is dominated by residential development and this intrudes on the rural landscape.

There is potential for coalescence of Melton Mowbray with the settlement of Burton Lazars at the eastern end of Zone F, which is on the higher more visible land and ridgeline. The land in-between is productive farmland with springs, ponds and watercourses. Zone F has a number of cultural heritage constraints - the setting of Burton Lazars, the setting of the medieval leper hospital (Scheduled Monument) and the Roman road.



Zone G is less sensitive away from the Roman Road and the area of archaeological potential along the Dalby Road and west of Aerodrome Farm. The landscape to the west of the ridgeline at Old Guadaloupe in Zone G is of stronger character than elsewhere within the Zone, and provides a softer edge to the town. However, through careful design this character could be incorporated into a development as the landform, which is a shallow valley, creates natural screening opportunities. The landscape sensitivity of Zone F is considered to be **Medium** {as a result of a correction to Table 1} and Zone G is considered to be **Low**.

4.5. Zone H

Correction to Table 1 and accompanying text: '.....overall landscape sensitivity of Zone H is considered to be **Medium/Low**.'

4.6. Zone I

Correction to Table 1 and accompanying text: 'Landscape sensitivity of Zone I is considered to be **Medium.**'

4.7. Zone J

No Change

4.8. Zone K

This area is bounded by Welby Lane in the south, Welby Road to the west and Nottingham Road to the north. The east-west road, St Bartholomew's Way, divides it in two and a stream runs through from north to south. This stream represents the lowest point with the ground sloping upwards on either side. In the southwest corner of Zone K is a Depot and the Animal Defence Centre. From midway along St Bartholomew's Way, Horseguards Way runs into new housing east of the area. The remainder of the southern part of Zone K is farmland.



The landscape character of this Zone is predominantly the same as the gently sloping valley in Zone J (Low Sensitivity). In the very northern part of the Zone near Hilltop Farm lies a well defined earthwork, the remains of Sysonby Grange which is a medieval monastic farm. The earthwork is a Scheduled Monument and together with its setting and the surrounding area of archaeological potential it makes the area north of the Welby Road sensitive in cultural heritage terms. The land south of the Welby Road is MoD land and is mostly grazing paddocks enclosed by hedges or fencing. Although the urban edge is well defined and partially screened, the fields are essentially 'urban fringe' paddocks making this southern part of the Zone less sensitive. The Landscape sensitivity of Zone K is considered to be **Medium/ Low**.



REVISED TABLE 1 LANDSCAPE AND CULTURAL HERITAGE SENSITIVITY MATRIX – ZONES A-K AROUND MELTON MOWBRAY (2011)

[Text highlighted in grey indicates a change in score/ overall sensitivity as a result of the 2011 field survey]

	Landscape				Cultural Heritage		Overall Sensitivity
ZONES	Loss through disturbance	Ability to be restored	Aesthetic change	Addition of new elements	Direct destruction or damage	Setting and indirect effects	High/ Medium/ Low
Α	1	1	1	2	1	1	7 High
В	1	1	1	1	2	3	9 High/ Medium
С	1	1	1	1	3	3	10 High/ Medium
D	1	2	2	3	3	1	12 Medium
Е	2	3	2	2	3	1	13 Medium/ Low
F	2	2	2	2	1	2	11 Medium
G	2	2	3	2	3	3	15 Low
Н	2	3	3	3	1	1	13 Medium/ Low
I	2	2	3	2	1	1	11 Medium
J	2	2	3	3	3	3	16 Low
K	3	3	3	2	1	1	13 Medium/ Low



Landscape Criteria

- 1 = High likelihood of loss/ Very poor ability to be restored/ Negative aesthetic change/ Negative impact of new elements
- 2 = Medium likelihood of loss/ Poor ability to be restored/ Neutral aesthetic change/ Moderate negative impact of new elements
- 3 = Low likelihood of loss/ Ability to be restored/ Positive aesthetic change/ Low negative impact of new elements

Cultural Heritage Criteria – Direct destruction/ damage to cultural heritage

- 1 = Likely severe impact on above ground features
- 2 = Impact on known below-ground archaeological potential
- 3 = No known impact

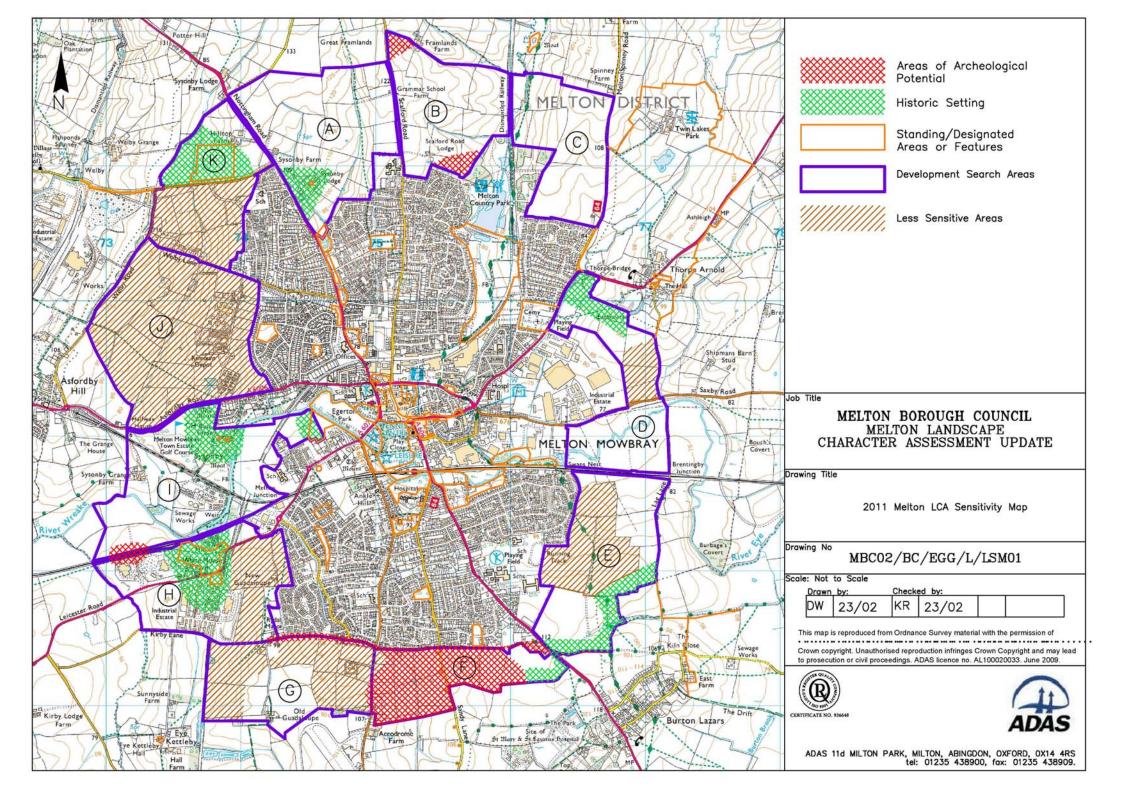
Cultural Heritage Criteria – Indirect Effects

- 1 = Significant negative aesthetic or contextual impact
- 2 = Some reduction in quality of setting
- 3 = Neutral effect on setting

Score

REVISED SENSITIVITY MAP (2011)









Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study

Final Report

Date: September 2015 INF_N0318





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1 Executive Summary

The importance of Melton's countryside and greenspace

- 1.1 As we seek to accommodate growth and regeneration and make our settlements more sustainable, our countryside, landscapes and green spaces are valued, now more than ever, for the environmental, social and economic benefits they can provide. Not only are landscape and green space, therefore, at the heart of the pillars of sustainable development enshrined within the National Planning Policy Framework (NPPF), they also form the setting for the lives of communities and the people who define them, as set out in the European Landscape Convention (ELC). Yet at the same time we must find the appropriate balance between conservation of landscapes and facilitation of growth an ELC based approach where we seek to conserve the best whilst planning for and positively managing change in ways that respond to character and sense of place.
- 1.2 These issues are particularly relevant in a rural borough such as Melton, where the frequently small scale, intimate historic landscape character is often intrinsic to the settlements, their form and understanding of their setting. This character and amenity also extends to the principal market town of Melton Mowbray, whose evolution has been much influenced by the important work of the Melton Mowbray Town Estate in securing and managing the significant green lungs within the town since its foundation in 1549.







Purpose of the report

- 1.3 Influence Environmental Ltd, a landscape architecture and environmental planning consultancy, was commissioned by Melton Borough Council in March 2015 to develop this report which forms one of the central strands of the spatial planning evidence base for the emerging Local Plan. The report is intended to inform the direction of growth and landscape and open space protection within the borough, through four key outputs. These are:
 - A review of the Areas of Separation proposed within the ADAS report¹ and also put forward through the Issues and Options Consultation, in order to robustly evaluate those which may come forward in the borough's spatial strategy for the new Local Plan period and to assist in maintaining character and avoidance of coalescence;
 - An assessment of existing and proposed Protected Open Areas and candidate Local Green Spaces put forward in the Local Plan Issues and Options Consultation, to determine, with appropriate evidence, which sites are or are not worthy of protection (on



¹ ADAS, 2006, Identifying Areas of Separation Criteria and Evidence

- grounds including character and quality, landscape experience, community value and connection, contribution to historic legacy or ecological networks);
- An appraisal of the sensitivity of the settlement fringe and landscape setting of principal settlements within the borough to development, to inform consideration and conservation of settlement settings and landscape interface, and to guide siting of appropriately located new development in landscape and visual terms;
- Development of options and recommendations for planning policy approaches for the above three spatial planning outputs, within the emerging Local Plan.
- 1.4 For ease and clarity of reference, these outputs are presented as part of a 'spatial portrait' for each relevant settlement area, so that common themes and links between the outputs can be readily understood.

Aims and objectives

- 1.5 In addition to the above, this study has the following aims:
 - Provision of a high level spatial planning, siting and design guidance framework in relation to future development, to inform the emerging borough spatial strategy, as well as to aid future site briefs and development management in strategic terms;
 - Development of strategic green infrastructure and green space planning, conservation and management principles for future growth.

Intended audience and user groups

- 1.6 This report has the following user groups:
 - Planning Officers (Plan Making and Managing Development);
 - Developers and their consultants;
 - People involved in the preparation of Neighbourhood Plans.
- 1.7 Advice on the most effective ways for these groups to use this report, and the sections of most relevance to them, is set out in the diagram overleaf.



How to use this report if you are:

Plan Making Planning Officer



Managing Development Planning Officer



Refer to:

- Executive Summary
- Methodology
- Recommendations for Individual AOS (+Boundary Mapping) at Section 4 (Group 1 and 2 settlements)
- Summary spatial planning recommendations for the three spatial outputs at section 6
- Annexe 1 for LGS assessment

Refer to:

- Recommendations/design guidance for individual AOS at section 4 (Group 1 and 2 settlements, in alphabetical order)
- Landscape/design guidance in relation to settlement fringe sensitivity analysis at Section 4 (Group 1 and 2 settlements, in alphabetical order)
- Annexe 1 for LGS assessment to inform planning application / pre planning application consultation responses

Developers and their Consultants



People involved in the preparation of Neighbourhood Plans



Refer to:

- Recommendations/design guidance for individual AOS at section 4 (Group 1 and 2 settlements, in alphabetical order)
- Landscape/design guidance in relation to settlement fringe sensitivity analysis at Section 4 (Group 1 and 2 settlements, in alphabetical order)
- Annexe 1 for LGS assessment to inform planning application / pre planning application consultation responses

Refer to:

- Executive Summary
- LGS assessment methodology at section 3
- Annexe 1 for LGS assessment

2 Introduction

Background and scope of commission

- 2.1 The draft Melton Core Strategy was withdrawn due to its failure to meet the tests of soundness for spatial planning, specifically that spatial planning policy and decisions should be:
 - To have been **positively prepared** based on a strategy which meets objectively assessed requirements (see assessment criteria and application at **sections 3** and **4**);
 - To be justified and based on robust and credible evidence evidence needs to be provided to justify the need for specific policies, e.g. that there is a particular issue or set of issues that need to be addressed through such an approach (see key issues, background to and purpose of this study at section 1. See also the evidence gathered under section 4);
 - To be consistent with national policy an approach based on consideration of landscape and green space is clearly advocated through the European Landscape Convention (ELC) and in the NPPF, as described in paragraphs 2.4 to 2.7 of this report;
 - To be the most appropriate strategy when considered against alternatives this report provides information on appropriate options and strategies for consideration as part of the planning balance process;
 - To be effective where a policy proposes tackling an issue, there is a need to ensure that the mechanism for tackling the issue will be effective and that there is some basis for taking the course of action;
 - To be deliverable, flexible and capable of being monitored above all, policies must be realistic and achievable, capable of adaptation due to changing circumstances in the plan period, and 'monitor-able' linked back to clear and transparent indicators and evidence (for the latter, see the assessment frameworks and criteria at section 3 of this report and summary findings at section 5 and the proformas in the separate supporting annexe.
- A need has been identified for a robust, transparent, justified and integrated evidence base in relation to consideration of landscape and settlement interface and sensitivity, settlement separation and protected open areas (existing and proposed). This will inform the articulation of the spatial direction in the new Local Plan. The above tests of soundness, and national planning policy, will form key hooks for the work, in terms of both method development and application. The work has also been informed by the findings of the recent Issues and Options consultation on the emerging Local Plan (2015).

Planning context

2.3 This section summarises the main policy messages which this report takes account of and which have informed the way the study has been undertaken/the emphases within the report.



National legislation and policy

- 2.4 The **European Landscape Convention** (ELC)², which was signed by the UK in February 2006 and became binding in 2007, is the first international convention to focus specifically on landscape issues and aims to give consideration to landscape issues from the highest levels in all spatial planning and design exercises. Recognising that 'all landscapes matter' or are of value to somebody in some way and at some level, irrespective of designation, the ELC advocates a dynamic approach based on the following tenets:
 - Protect: The best and finest or most significant landscapes;
 - Manage: Landscape change in ways which are most responsive to character and sense of place;
 - **Plan**: Creation of new landscapes and plan for change and adaptation within the landscape.
- 2.5 Furthermore, the ELC highlights the importance of developing landscape focussed/landscape informed policies which positively respond to these three objectives, and of establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.
- 2.6 The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"³. In this context, it is important to realise that the definition of landscape is all-encompassing and covers not only rural landscape but also peri urban areas, townscape and seascape.
- 2.7 The **National Planning Policy Framework**⁴ sets out the following over-arching policy strands of relevance to this study:
 - Section 8: Promoting Healthy Communities: Paragraphs 76 and 77, which state that: 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and



² Council of Europe, 2004

³ Council of Europe, 2004

⁴ Communities and Local Government, 2012

- where the green area concerned is local in character and is not an extensive tract of land'.
- Section 11: Conserving and Enhancing the Natural Environment: Paragraph 109, which states, inter alia, that 'The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes...'
- Section 11: Paragraph 113: 'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks'.
- Section 11: Paragraph 114, which states, inter alia, that: 'Local planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'.
- Under the section on proportionate evidence bases, at paragraph 170, the NPPF states: 'Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity'.

Relationship of this study to previous work

- 2.8 A number of related studies and pieces of work have previously been undertaken in relation to the Borough's landscape, settlement setting and open space evidence base. These are:
 - The Landscape Character Assessment of Melton Borough⁵;
 - The Melton and Rushcliffe Landscape Sensitivity Study⁶ in relation to renewables within the boroughs;
 - The Areas of Separation report produced by ADAS⁷. This identified a series of initial Areas of Separation. These are updated and added to within this report, which reflects both changes in the landscape/spatial baseline and potential new Areas of Separation put forward in the emerging Local Plan Issues and Options consultation;
 - Previously identified Protected Open Areas or POAs (Melton Borough Council) and additional information provided in relation to potential new POAs and candidate Local Green Spaces through the emerging Local Plan Issues and Options consultation. These areas form the basis for testing in this report. Protected Open Areas have formed a key part of the spatial planning policy direction in the previous and emerging Local Plans for the borough.



⁵ ADAS, 2006 Melton Borough Landscape & Historic Urban Character Assessment Report and ADAS, 2011 Melton Landscape Character Assessment Update 2011

⁶ LUC, 2014 Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development

⁷ ADAS, 2006, Identifying Areas of Separation Criteria and Evidence

3 Methodology summary and analysis framework

3.1 This section sets out the methodology developed for the project, which is also summarised in the flow diagram overleaf. The methodology has been developed to meet the planning tests of soundness by creating a robust and transparent, well-justified evidence base for decision-making.

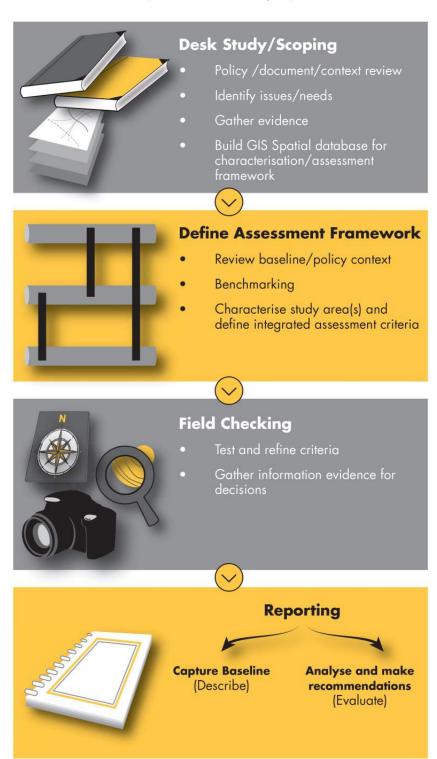
Methodology stages

- 3.2 The methodology stages are common to all three spatial outputs:
 - Desk Study and data review;
 - Criteria definition;
 - Field Survey;
 - Analysis.



Methodology Stages

(Common to all Outputs)



Desk study and data review:

Sources used

3.3 These are presented in **Appendix D**.

Study area

3.4 This is defined by the local authority boundary, as shown on figure **3.1** below (full reference at end of report).

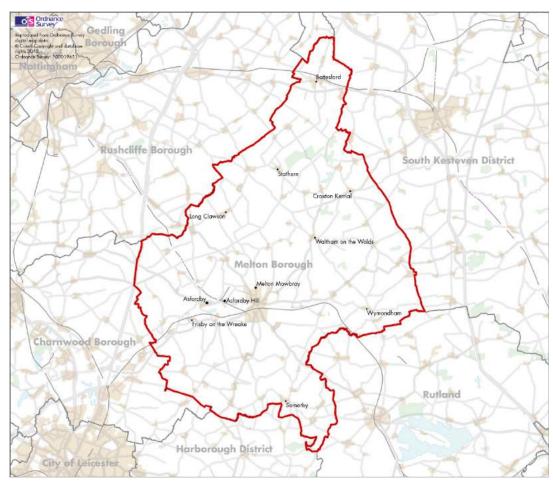


Figure 3.1 Study Area

Criteria definition:

Developing a robust and transparent assessment framework for the project outputs

3.5 The approach to the assessment for each of the three spatial outputs of the project, and the assessment criteria derived (together with justification) is set out below.



Areas of Separation

- 3.6 This output reviews the previous Assessment of the Areas of Separation within the Melton Borough⁸ and also considers the additional Areas of Separation proposed in the emerging Local Plan Issues and Options during 2014.
- 3.7 Areas of Separation are considered an important part of the spatial strategy for the borough, not least because of the borough's settled and compact rural character considered in the context of the levels of growth anticipated during the plan period. It is, therefore, important to balance growth with this distinctive character, and to avoid the perception of coalescence, which could change settlement form and identity. Clearly, many of the issues associated with coalescence and separation also integrate with consideration of landscape and visual character, perception, openness and 'naturalness'. An integrated approach is required, linking many of the attributes of the assessment criteria with those for the parallel settlement fringe landscape sensitivity analysis at **section 4** (as well as giving consideration to changes in the landscape and spatial baseline since 2006). The assessment criteria for this analysis are presented below.
- 3.8 The following Areas of Separation are assessed in this report:
 - Melton Mowbray and Burton Lazars (Identified in 2006);
 - Melton Mowbray and Thorpe Arnold (Identified in 2006);
 - Melton Mowbray and Scalford (Proposed through the Local Plan Consultation);
 - Melton Mowbray and Asfordby Hill (Proposed through the Local Plan Consultation);
 - Melton Mowbray and Kirby Bellars (Proposed through the Local Plan Consultation);
 - Melton Mowbray and Great Dalby (Proposed through the Local Plan Consultation);
 - Melton Mowbray and Eye Kettleby (Proposed through the Local Plan Consultation);
 - Asfordby and Frisby on the Wreake (Proposed through the Local Plan Consultation);
 - Asfordby and Asfordby Valley (Identified in 2006)⁹;
 - Asfordby Hill and Asfordby Valley (Identified in 2006);
 - Bottesford and Easthorpe (Identified in 2006);
 - Bottesford and Normanton (Proposed through the Local Plan Consultation);
 - Long Clawson and Hose (Proposed through the Local Plan Consultation).

Assessment criteria and application

3.9 The following criteria have been defined for the assessment, to ensure a robust and transparent analysis, for integration with the landscape sensitivity study, and to take appropriate account of the previous (2006) study. Rather than defining a scale of 'strength' or 'sensitivity' for this element (as per the Landscape Sensitivity Study), a narrative approach has been taken for the Assessment of Areas of Separation. This is considered appropriate in



⁸ ADAS, 2006, Identifying Areas of Separation Criteria and Evidence

⁹ Asfordby Parish, 2015 Pre-submission Neighbourhood Plan

this case as it avoids the danger of criteria 'cancelling each other out' when applied in a ranking, scale or matrix. For instance, in the matter of topography, a prominent ridge/scarp and an expansive open lowland/ valley floor landscape can be equally important in defining physical and visual separation and therefore both are sensitive. The analysis draws out what is important in each case and defines parameters based on a combination of features which 'break' character or provide containment, or based on distance / perception.

Assessment criteria: Headings

- **Topography and skylines**: The degree to which topography contributes to perception of separation; whether prominent or distinctive landform features are present and the significance ascribed to these. It is also relevant to consider whether skylines are undeveloped or developed, as this will clearly influence the perceived sense of separation. Linked to landform and consideration of the nature and form of development, this may guide whether or not further development would impinge on the perception of separation, or whether development could be accommodated;
- Landscape scale and pattern, including cultural / historic pattern: The extent to which the landscape pattern and scale helps define a sense of separation. Presence of important or significant historic / landscape features which may or may not be designated and which settings / key planned or designed visual relationships / functional relationships may be important in contributing to separation;
- Aesthetic and perceptual quality including landscape experience / recreational value and tranquillity: Whether the area is comparatively free from intrusive modern developed influences, has a perceptible sense of remoteness / wildness / tranquillity, or is particularly valued for its recreational experience (whether formal or informal recreation contact with nature etc.);
- Views, visual character and intervisibility: Visual character, extent of visibility and intervisibility with important features defining separation / intervisibility with historic sites, landmarks and settings. It is also highly relevant to consider the nature of views, the broad extent to which views may be experienced and enjoyed by receptors / users and the role of vegetation, topography and built form in defining visual character.
- 3.10 The criteria are similar to those presented in the 2006 study, with appropriate refinement and rationalisation to integrate with the other outputs of this new study. The criterion dealing with agricultural land classification as identified within the 2006 report has been omitted as it does not relate directly to consideration of landscape character and visual matters which define a sense of separation.

Landscape sensitivity of the settlement fringes

A key part of the consideration of locating potential new development is the potential for impact on settlement setting, local distinctiveness and landscape character. A number of settlements were identified by the Borough Council as locations where the emerging Local Plan may require allocations for development, as the focus for local landscape analysis. They were identified in order to assess the sensitivities of their local landscape to such change and to positively guide the form and location of any potential development. Should allocations be needed outside of the settlements assessed, further work may be necessary. The following



settlements were assessed for this part of the work¹⁰:

- 3.12 Main Town:
 - Melton Mowbray
- 3.13 Primary Rural Service Centre Villages:
 - Asfordby
 - Bottesford
 - Long Clawson
 - Waltham on the Wolds
- 3.14 Secondary Rural Service Centre Villages:
 - Asfordby Hill
 - Croxton Kerrial
 - Frisby on the Wreake
 - Somerby
 - Stathern
 - Wymondham

Landscape Classification

3.15 The existing district landscape character areas from the Melton Borough Landscape Character Assessment (as amended)¹¹ were used as a starting point for the assessment of the eleven settlement fringes, as shown in figure **3.2** below (full reference at end of report).

¹¹ ADAS, 2006 Melton Borough Landscape & Historic Urban Character Assessment Report and ADAS, 2011 Melton Landscape Character Assessment Update 2011



 $^{^{\}rm 10}$ Identified through the emerging spatial strategy for the borough

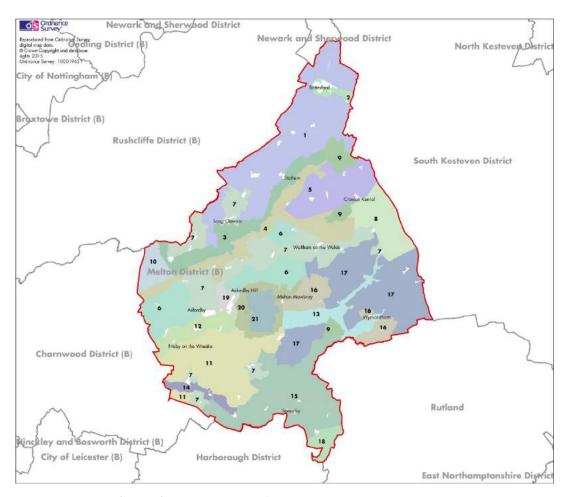


Figure 3.2 District Landscape Character Areas (2006/2011)

3.16 Account was also taken of the landscape character units derived for the Melton and Rushcliffe Landscape Sensitivity Study of 2014 (in relation to renewable energy development), as shown in figure **3.3** below (full reference at end of report). This is based on the 2006 landscape characterisation and provides further detail on landscape characteristics and sensitivities.

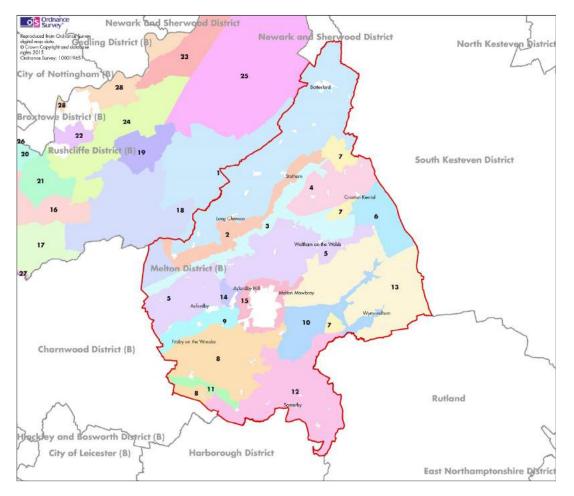


Figure 3.3 Landscape Character Units (2014)

- 3.17 Due to its focus on the settlements and their fringes the 2006 study has been used as the primary basis for the local landscape classification for this study, supplemented by more detailed information gathered through field survey. Where appropriate, sub divisions were made in the field (described where relevant in individual area write ups at **section 4**), based on local variations in landscape character / differing sensitivities of the attributes to development of the type envisaged in the borough during the plan period.
- 3.18 The landscape around each of the settlements has been defined by Local Character Zones (LCZ) that relate to the settlement fringe (refer to individual figures in the related text for each settlement in **section 4**). Due to proximity between some settlements in the borough, some of these LCZs overlap and cover part of the same area as a LCZ identified for a nearby settlement, for example at Asfordby and Frisby on the Wreake.
- 3.19 It is important to note that the descriptions and assessment of sensitivity of the overlapping LCZ may differ, as they have been carried out in relation to the settlement fringe of the individual settlement not as part of a borough wide landscape character assessment.
- 3.20 The classification and assessment has been undertaken at a scale of 1:10,000 and is appropriate for decision making at that scale.



3.21 The district level LCA context in relation to the settlements for this landscape sensitivity study is set out in **Table 3.1**.

Table 3.1 Landscape character context

Settlement	Borough Landscape Character Areas (MBC LCA, 2006)	Landscape Character Units (Melton and Rushcliffe Landscape Sensitivity Study)
Melton Mowbray	6. Ridge and valley 11. Pastoral farmland 12. Wreake Valley 13. Eye Valley 16. Farmland Patchwork 20. Melton Farmland Fringe 21. Melton	5. The Leicestershire Wolds: Ragdale to Saltby Wolds 8. High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland 9. The Leicestershire Wolds: Wreake Valley 10. The Leicestershire Wolds: Eye Valley 14. The Leicestershire Wolds: Asfordby Quarry 15. The Leicestershire Wolds: Melton Farmland Fringe
Asfordby	6. Ridge and Valley 7. Village Pastures 12. Wreake Valley 19. Asfordby Quarry	9. The Leicestershire Wolds: Wreake Valley 14. The Leicestershire Wolds: Asfordby Quarry
Asfordby Hill	7. Village Pastures 12. Wreake Valley 19. Asfordby Quarry 20. Melton Farmland Fringe	9. The Leicestershire Wolds: Wreake Valley 14. The Leicestershire Wolds: Asfordby Quarry 15. Leicestershire Wolds: Melton Farmland Fringe
Bottesford	Vale of Belvoir Bottesford	1. Vale of Belvoir
Frisby-on-the- Wreake	12. Wreake Valley	9. Wreake Valley
Long Clawson	Vale of Belvoir Wolds Scarp Village Pastures	Vale of Belvoir The Leicestershire Wolds: Belvoir Scarp
Croxton Kerrial	5.Knipton Bowl 8. Limestone Edge 9. Parkland	4. The Leicestershire Wolds: Knipton Bowl 6. Kesteven Uplands: Saltby and Sproxton Limestone Edge 7. The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
Somerby	15. High Leicestershire Hills	12. High Leicestershire Hills: Burrough Hills
Stathern	Vale of Belvoir Wolds Scarp	Vale of Belvoir The Leicestershire Wolds: Belvoir Scarp
Waltham-on-the- Wolds	4. Wolds Top 7. Village Pastures	3. The Leicestershire Wolds: Dalby to Belvoir Wolds 5. The Leicestershire Wolds:



Settlement	Borough Landscape Character Areas (MBC LCA, 2006)	Landscape Character Units (Melton and Rushcliffe Landscape Sensitivity Study)
		Ragdale to Saltby Wolds
Wymondham	13. Eye Valley 16. Farmland Patchwork 17. Open Arable	10. The Leicestershire Wolds: Eye Valley 13. The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland

Development scenario for the analysis

3.22 For the purposes of the analysis it has been assumed that the development scenario is medium to high density development of the type which comes forward in planning applications within the borough e.g. 30-40 dwellings per hectare (dph), 2-3 storey development, although the assessment is capable of being applied to lower densities and single storey development.

Criteria Definition

- 3.23 A series of criteria have been defined to focus the analysis. The criteria have been informed by the information in the district landscape character assessment and knowledge gained of the area through fieldwork, and have been developed with reference to best practice guidance¹². They have been applied to the landscape character zones identified for each settlement to determine the susceptibility to change and therefore the zones' sensitivity to development.
- 3.24 The criteria are set out in **Table 3.2** overleaf.

¹² Natural England, 2014, An Approach to Landscape Character Assessment; Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3')



Table 3.2 Settlement Fringe Landscape Sensitivity Assessment: Assessment criteria for landscape susceptibility and sensitivity (where 1=high sensitivity and 3=low sensitivity)

Note: Different combinations of the below attributes may apply, particularly in the 'middle band' (category 2), and professional judgement is applied in each case.

Criterion	1	2	3
Settlement and settlement edge character, mitigation and enhancement potential (including landscape function in relation to gateways, nodes, edge integration/relationship, landmarks etc).	Very well integrated and defined settlement edges with natural, clear and defensible boundaries. Compact, clearly defined settlements, but outward looking in character, perhaps with loose linear/dispersed and porous form, where gaps are particularly important to settlement character. Intact historic settlement and landscape character interface may persist e.g. adjacent manor/parkland/ridge and furrow fieldscapes/'closes'. The integrity of such features would be susceptible to change arising from residential development. Area forms a key/positive approach or gateway to the settlement/includes key node such as a village green. May have strong intervisibility with settlement core and associated distinctive landmarks e.g. church tower/spire.	Generally well integrated and defined settlement edges, mostly with clear/natural/defensible boundaries, albeit potentially with some erosion where development may already have breached such parameters. Mostly compact, clearly defined settlements, subject to the above note. Area mostly forms a positive approach or gateway to the settlement and may include a key node/part of a key node such as a village green. May have a degree of intervisibility with settlement core and associated distinctive landmarks.	Poorly integrated/raw/exposed settlement edges, but which may offer mitigation potential through new development and edge landscape treatments. Settlement may be inward looking and with little visual relationship to the wider landscape. Much expanded, modern settlement edge, with little relationship to historic 'urban structure' such as gateways, nodes and landmarks. Settlement fringe/'edge' land uses/management are prevalent – again may offer mitigation/ enhancement potential.
Topography and skylines	Contours form a clear and defensible limit to settlement extents and development and/or a prominent setting to the settlement. Distinctive, strong topographic features e.g. limestone ridges/scarps/outcrops which would be susceptible to change and therefore sensitive to development footprints. Open or 'natural' and undeveloped skylines which are apparent in key views and/or would be susceptible to change arising from residential development.	Contours are apparent as part of the settlement's setting, and such features may be distinctive and to a degree susceptible to change and sensitive to development footprints. Skylines may be mostly undeveloped or with only localised developed intrusions, such that they are relatively susceptible to change arising from residential development.	Few strong topographic features which define settlement parameters, little level of topographic variation. Developed/strongly settled skylines including modern settlement and human influences or skylines which are neither visually distinctive nor prominent – a low level of susceptibility to change and therefore low sensitivity to residential development.
Landscape scale and pattern including cultural pattern	Small scale, intimate and intricate landscape patterns whose legibility would potentially be susceptible to change arising from residential development. Strong sense of intact cultural pattern, historic functional relationships and evolution.	Medium scale landscape patterns with some susceptibility to change arising from residential development. Moderate (perhaps partially eroded) sense of cultural pattern, historic functional relationships and evolution.	Expansive, open landscapes with few features whose legibility would be susceptible to change arising from residential development. Eroded, fragmented, weak sense of cultural pattern, historic functional relationships and evolution.
Aesthetic and perceptual quality including landscape experience and tranquillity	Intricate, complex 'mosaic' landscapes whose integrity and legibility would be affected by residential development and therefore highly susceptible to change. Tranquil, peaceful, such that further residential development would represent a significant intrusion.	Landscape patterns which may display a degree of intactness and relative complexity in areas, with some potential for residential development to affect the integrity and legibility of these. A landscape with relatively few or fairly minor/moderate levels of intrusion – some level of tranquillity still persist.	Simple or fragmented, eroded landscapes with low legibility such that new development may present an enhancement and 'remediation' opportunity. Landscape of low tranquillity, already characterised by high levels of intrusion.
Views, visual character and intervisibility	Expansive open and prominent views in and out, wide intervisibility with adjacent landmarks, visually important/prominent elements/adjacent character areas and associated features. Such views would have a high susceptibility to change and therefore a high sensitivity to residential development, in visual terms.	Medium range views and medium level of (perhaps partially filtered) intervisibility with adjacent landmarks, visually important/prominent elements/adjacent character areas and associated features.	Enclosed visual character with views kept short, little or no intervisibility with adjacent landmarks, visually important/prominent elements/adjacent character areas and associated features.

Landscape Sensitivity Scale and Definitions

3.25 The following five point sensitivity scale was developed and applied to the identified, local landscape character zones in relation to the assessment criteria – see **Table 3.3**.

Landscape value

- 3.26 It is also useful to consider landscape value as part of the overall discussion of landscape sensitivity. Value may be considered with reference to the following:
 - The quality placed on the landscape, including the scenic quality;
 - The presence of rare elements or features, or rare landscape character types;
 - Whether the landscape contains a particular character and/or features or elements considered to be particularly important examples;
 - The presence of nature, historical or cultural features of interest;
 - Evidence that the landscape is important for recreational users;
 - Perceptual aspects, such as tranquillity or wildness;
 - Associations of the landscape with particular people in history (such as artists, designers
 or writers), or historical events, that contribute to the perception of natural beauty.

Landscape Sensitivity Scale and Definitions

3.27 The following five point sensitivity scale was developed and applied to the local landscape character zones (LCZs) in relation to the assessment criteria. It should be noted that intermediate sensitivity tiers have also been defined (e.g. moderate-high and moderate-low) to aid the analysis.

Table 3.3 Landscape sensitivity definitions

Sensitivity Level	Definition
High (Level 1)	Key characteristics of the landscape are highly vulnerable to the type of change being assessed, with such change likely to result in a significant change in character.
Moderate to high (Level 1 to 2)	Many of the key characteristics of the landscape may be vulnerable to the type of change being assessed, with such change likely to result in a potentially significant change in character. Considerable care will be needed in locating and designing change within the landscape.
Moderate (Level 2)	Some of the key characteristics of the landscape may be vulnerable to the type of change being assessed. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care may be needed in locating and designing change within the landscape.
Moderate to low (Level 2 to 3)	The majority of the landscape characteristics are less likely to be adversely affected by change. Although change can potentially be more easily accommodated, care would still be needed in locating and designing change in the landscape. There is an opportunity to create and plan/design for new character.
Low (Level 3)	Key characteristics of the landscape are less likely to be adversely



Sensitivity Level	Definition	
	affected by change. Change can potentially be more easily accommodated without significantly altering character. Sensitive design would still be needed in relation to accommodating change in the landscape. There is an opportunity to create and plan/design for new character.	

Development of landscape guidance

3.28 The application of the above criteria and sensitivity ratings were used to generate concise landscape guidance in relation to the LCZs, both in terms of high level landscape management and green infrastructure considerations and, where appropriate, in terms of broad brush development siting and design considerations to respond to identified landscape and visual issues.

Protected Open Areas and Local Green Spaces Assessment

- 3.29 The Melton Local Plan 1999 designates a number of sites across the borough as Protected Open Areas (POA). These sites form the starting point for the assessment. Whilst MBC was working on the Local Development Framework for the borough, communities were engaged to review or recommend sites which they felt should be considered as new POAs. All of these sites are also assessed through this study. In addition to these sites, the Local Plan Issues and Options Consultation provided the opportunity for the public to put forward sites for consideration as POA or Local Green Spaces (LGS). As part of the field survey, further candidate sites were also identified by the assessor and included in the assessment.
- 3.30 All of these sites have been fed into this assessment. The range of candidate sites is extensive and based mainly on sites put forward by local people. Inevitably more sites will be suggested in the future, and this report provides a framework for future assessment beyond this Local Plan period and for Neighbourhood Plans.
- 3.31 The requirements of this study are to consider the existing, proposed and candidate POA and their need for protection and their suitability for designation as a Local Green Space, in line with the National Planning Policy Framework (NPPF).
- 3.32 The study evaluates each of the identified sites within the 59 settlements against the following assessment criteria (**table 3.5** overleaf). The criteria are based on the requirements for Local Green Space designation set out within the NPPF.
- 3.33 The study aims to identify which of the existing, proposed or candidate sites should be designated as Local Green Spaces, and establish appropriate policy recommendations to safeguard important spaces within settlements, as summarised in figure **3.4** (full reference in **Appendix B**).



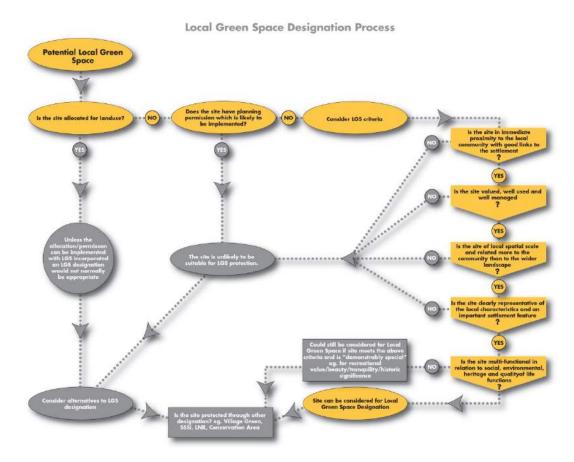


Figure 3.4 Local Green Space Designation

- 3.34 The principal output for this part of the assessment is to identify which of the considered sites meet the established criteria to be designated as a Local Green Space. Those sites assessed as meeting the criteria to be a Local Green Space, as set out in **Table 3.5** are assigned a rating of '1'. Those sites which do not have the potential of meeting the criteria are assigned a rating of '3'. Sites given a rating of '2' do not fully meet the established criteria. Some of these sites have the potential to become a Local Green Space in the future, beyond this Local Plan period. Other sites have value within their settlement but due to constraints primarily associated with their function, they would not be able to meet the Local Green Space criteria and could be safeguarded through other means where appropriate.
- In addition to this the assessment provides a concise strategy for each of the considered sites, in order to inform future spatial planning policy and in response to individual sites' functionality, quality, character, use and value (in reference to criteria set out in **Table 3.5**). The proposed strategies are defined in **Table 3.4**.

Table 3.4 Strategy definitions

Proposed strategy	Definition
Conserve	Preserve important character and features, and protect them from loss or harm. Sites should be positively managed to maintain their condition, and preserved as they are – as recognised for their particular



Proposed strategy	Definition	
	features and function in relation to the criteria (table 3.5).	
Reinforce	Retain and strengthen the important character and features, and emphasise their presence.	
	Sites should be maintained and safeguarded through a suitable	
	management approach, with regard to their key characteristics	
	and function.	
	Make more robust in relation to the criteria (table 3.5).	
Enhance	Develop the character and features, to create a stronger identity. Sites should be improved in order to increase their quality and value.	
	Advance the function of the site in relation to the criteria (table	
	3.5).	
Manage	Retain the existing use and appearance; continue with appropriate	
	maintenance.	
	Use of the site would be controlled through relevant policy.	

3.36 In some instances it is appropriate to propose more than one strategy to a site. For example where the existing character and features are important and should be conserved but the overall site would benefit from improved quality to enhance the overall identity and functionality.



Table 3.5: Local Green Space Assessment: assessment criteria (where 1=strong and 3=weak)

Note: Different combinations of the below may be applicable, and professional judgement is applied in each case.

Criterion	1	2	3
Proximity to local community	Space is in immediate proximity to community/settlement and/or has direct physical access. Development may front or back on to the space to at least 2-3 of its sides. Space is likely to form an essential node or physical/visual focus for community. Community has direct physical and visual connection to space.	Space has a degree of proximity to community/development, with development either facing or backing onto the space to 1-2 sides. Space has some visual relationship to community and may form a secondary node/focus. Some, albeit less direct physical and visual connection between the community and the space.	Space is detached/removed from development and with very low/no intervisibility/visual or physical connection. Detached and with poor relationship between settlement/community and space.
Demonstrably special to the local community (Holds particular significance for beauty/heritage significance/wildlife value/recreational value/tranquillity.	Space is 'multi-functional' - displays at least 3-5 social and quality of life functions of green infrastructure (such as landscape setting/historic legacy/ecosystem health/communal growing opportunity/spaces for nature and habitat/spaces for recreation whether formal or informal. Or: Space may be designated for heritage, biodiversity or landscape value and forms a core part of such designation. Or: Space has a tranquil character with notable absence of intrusions. Or: Space has extensive signs of positive use, activity and management/stewardship, maybe through a Friends Group.	Space displays up to 2-3 social and quality of life functions of green infrastructure. Or: Space may form a tangential part of a designation for heritage/biodiversity/landscape value, or have intervisibility with/form part of the setting of such sites. Or: Relatively tranquil character with few intrusions. Or: Fairly high degree of positive use and activity.	Space has weak functionality, displaying less than 2 functions of green infrastructure, which may be more 'incidental' or 'lower value' functions. Space is not designated or forming the setting of sites so designated. Eroded character with low tranquillity and wide evidence of intrusion. Low evidence of positive use and activity, neglected, space may be misused.
The green area is local in character and is not an extensive tract of land	Intimate spatial scale, related more obviously to the community than the wider landscape (due to spatial configuration/layout/framing/natural surveillance etc).	Medium spatial scale, a degree of relationship to the community as well as the wider landscape.	Large/expansive spatial scale, relates much more to the wider landscape than the community.
Strength of character, condition and quality	Clearly representative of key characteristics/ features of significance identified in relation to the specific character area within the Landscape Character Assessment. Or: Strongly intact, robust and displays many of its 'historic features' of evolution and formation. Likely to be an integral part of the settlement's evolution e.g. a traditional village green.	Some representation of key characteristics/ features of significance identified in relation to the specific character area within the Landscape Character Assessment. Or: Relatively intact and robust, displaying some of its 'historic features' of evolution and formation, maybe with some erosion. May be an integral part of the settlement's evolution.	Little representation of key characteristics/ features of significance identified in relation to the specific character area within the Landscape Character Assessment. Or: Eroded, lack of robustness, little evidence of its 'historic features' of evolution and formation.

Field survey:

3.37 The assessment criteria for the three outputs were tested and confirmed at the relevant location and used to capture information for the report through field survey by qualified and experienced Landscape Architects including Chartered Members of the Landscape Institute (CMLI). Field visits were carried out throughout April and May 2015. On 12th May the surveyors were accompanied by members of the client group (officers from Melton Borough Council) who wanted to gain an understanding of the assessment process in order to inform their future application of the study. Example field survey pro formas are set out at **Appendix A**.

Analysis:

3.38 The findings of the analysis are presented in **section 4**.

Caveats associated with the use of the work

3.39 With the exception of the site specific work in relation to the Protected Open Areas, the other main outputs of this study have been undertaken at a scale of 1:10,000 and are, therefore, appropriate for decision making at that scale. With regard to the landscape sensitivity analysis, the boundaries drawn for the landscape character zones (LCZs) may in reality represent an area of transition on the ground rather than the line as drawn and account should always be taken of landscape context. Within the overall landscape sensitivity analysis, there may be variations in relation to individual landscape elements and their sensitivities in relation to residential development, and these are picked up in the reporting at section 4. The landscape sensitivity analysis has been undertaken in relation to residential development and it should be recognised that the attributes of the landscape may be sensitive in different ways to other development scenarios.



4 Assessment

- 4.1 This section presents the assessment of the identified settlements in relation to the three spatial outputs.
- 4.2 For clarity and ease of reference, and so that patterns can be discerned between the different outputs to inform future spatial planning, the assessment has been presented as a series of fully integrated spatial portraits or area profiles for the settlements, as follows:
 - Group 1 Settlements: Those which are covered by all three spatial outputs e.g. Areas of Separation, Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas;
 - Group 2 Settlements: Those covered by two out of the three spatial outputs;
 - Group 3 Settlements: Those represented by just one output (Protected Open Areas only).
- 4.3 Assessment findings are presented in relation to each of these three groups, in the remainder of this section.

Group 1 Settlements:

Settlements covered by all three spatial outputs i.e. Areas of Separation, Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas

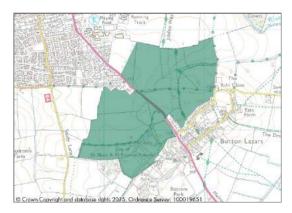
- Melton Mowbray
- Asfordby
- Asfordby Hill
- Bottesford
- Frisby on the Wreake
- Long Clawson

Melton Mowbray

Assessment of Areas of Separation

Melton Mowbray - Burton Lazars

4.4 This area was identified in the 2006 Areas of Separation report.



4.5 This area considers the small scale pastoral landscape and rising land between the southern edge of Melton and the ridgetop village of Burton Lazars to the south. The area includes the nationally important scheduled historic site of St Mary and St Lazarus Hospital, which was England's largest medieval leper hospital.



Looking south towards the northern edge of Burton Lazars, from Sawgate Road

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)	
This AOS falls within two landscape character areas: • Area 11: Pastoral Farmland • Area 20: Melton Farmland Fringe	This AOS falls within two LCUs: LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland LCU 15: The Leicestershire Wolds: Melton Farmland Fringe	
Area 11: Pastoral Farmland Described in the LCA as 'A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well-managed, with diverse field shapes and sizes, good hedges and scattered trees'. Key characteristics (from the 2006 LCA): Rolling topography Well managed pastoral landscape Scattered farmsteads Thick stock proof hedges Irregular shaped fields Aspects of the above particularly relevant to the AOS include the irregular shaped fields with thick stock proof hedges across the rolling topography. Area 20: Melton Farmland Fringe: Described in the LCA as 'A mixed urban fringe	 Thick stock proof hedges; Broad scale; A pattern of medium scale regular and irregular shaped fields; Scattered hedgerow trees but limited woodland. In addition, the following key sensitive features are identified in this LCU: Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys; The historic villages, their churches that form local landmarks, and their rural settings; Areas of woodland, copses and spinneys which are features of the rural landscape; The deeply rural character of the landscape and sense of tranquillity; Its location within views from Burrough Hill viewpoint; The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic 	

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

land

Key characteristics (from the 2006 LCA)¹³:

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)

Some of the above aspects are represented in the AOS, such as the ridge and valley landforms, the clear distinction between settlement edge and landscape, the mixed agricultural land use and the rolling landscape of fields and hedges. This is a transitional landscape between the two character areas.

LCU 15: Leicestershire Wolds: Melton Farmland Fringe:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Rolling landscape of fields and hedges;
- Mixed pasture and arable land;
- Clear distinction between urban edge and countryside;
- Housing estates remain unscreened;
- Some industrial and other land uses (e.g. MOD);
- Urban influence of Melton Mowbray.

In addition, the following key sensitive features are identified in this LCU:

- Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- Views from residential areas of Melton.

Rolling land, woodland blocks and views from residential areas are all applicable to the AOS. The tranquil, rural character of the wider LCU 8 extends into the AOS and is an important contributor to the sense of separation. There is a transitional in character, grading between the two LCU.

¹³ In all references to area 20: Melton Farmland Fringe, account has also been taken of the 2011 update to the Landscape and Historic Urban Character Assessment

4.6 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A gently undulating topography in the east associated with the north facing slopes of the Eye Valley, with a more pronounced ridge to the west on which Burton Lazars is sited, and which effectively contains perception of much of the southern edge of Melton Mowbray from the wider landscape. The eastern skyline is predominantly developed due to the presence of the ridgetop settlement of Burton Lazars. The sense of openness created by the land within the Area of Separation perceptibly contributes to the gap between Melton Mowbray and Burton Lazars.
Landscape scale and pattern, including cultural/historic pattern	This varies to some extent across the area, with texture and variation created by areas of ridge and furrow and scheduled earthworks (site of the medieval hospital of St Mary and St Lazarus) in the west/southwest and a simple rectilinear enclosure field pattern in the east. Overall, the relatively intact hedgerow structure and interlaced pattern of vegetation contributes to the perception of separation between the two settlements.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	The historic landscape pattern and rural land uses (pastoral and arable agriculture) contribute to an essentially rural, tranquil landscape quality and landscape experience. This further assists in defining the sense of separation between the south of Melton Mowbray and Burton Lazars. There is some evidence of recreational value due to the presence of the Jubilee Way long distance route which crosses the area – the landscape is likely to be valued for its own right by recreational users, indicating a functional value with regard to settlement setting and sense of separation.
Views, visual character and intervisibility	Views in and out from the wider landscape are often framed and filtered by undulating topography, the ridge on which Burton Lazars is sited and field boundary and intervening vegetation. There is little intervisibility between Melton Mowbray and the wider landscape due to the presence of the rising land on which Burton Lazars is sited and this is instrumental in defining the perception of separation.

Recommendations and justification:

The landscape to the west and northwest of Burton Lazars contains historic landscape features, which should be conserved. Topography limits the views of the existing built edge of Melton Mowbray experienced from Burton Lazars. Any development coming forward should have consideration of the important ridgeline to the south of Melton Mowbray that limits the visual connection of the two settlements. The physical and visual separation of the settlements should be retained, to conserve distinctive features.

Recommendation: Retain

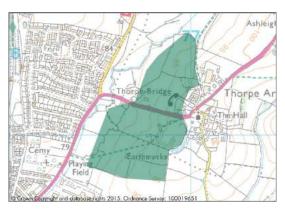


The area identified within the ADAS (2006) report is considered to be sensitive to development and important for maintaining the individual character of the two settlements. The below figure (full reference Figure **N0318 PL04-1**) demonstrates the area to be considered in making planning decisions.



Melton Mowbray - Thorpe Arnold

4.8 This area was identified in the 2006 Areas of Separation report.



4.9 This area considers the small scale intricate landscape and sloping land between the northeast edge of Melton Mowbray and the ridgetop village of Thorpe Arnold to the east. The area includes earthworks on the southwest edge of the village and sports facilities to the east of Melton Mowbray.



Looking west towards the eastern edge of Melton Mowbray, from the Saxon earthworks

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Area 20: Melton Farmland Fringe: Described in the LCA as 'A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land'. Key characteristics (from the 2006 LCA): Rolling landscape of fields and hedges Mixed pasture and arable land Clear distinction between urban edge and countryside Housing estates remain unscreened Some industrial and other land uses (e.g. MOD) Some of the above aspects are represented in the AOS, such as the ridge and valley landforms, the clear distinction between settlement edge and landscape, the mixed agricultural land use and the rolling landscape of fields and hedges.	LCU 15 Leicestershire Wolds: Melton Farmland Fringe: Key characteristics (from the 2014 Landscape Sensitivity Study): Rolling landscape of fields and hedges; Mixed pasture and arable land; Clear distinction between urban edge and countryside; Housing estates remain unscreened; Some industrial and other land uses (e.g. MOD); Urban influence of Melton Mowbray. In addition, the following key sensitive features are identified in this LCU: Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north; Areas of woodland, copses and spinneys which are features of the rural landscape; Views from residential areas of Melton. Rolling land, woodland blocks and views from residential areas are all applicable to the AOS.

4.10 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A distinctly undulating tributary valley topography, which is important in defining the visual and physical buffer between the exposed and prominent eastern edge of Melton Mowbray and the rural vernacular settlement of Thorpe Arnold which lies in close proximity to the east. The western skyline is developed in character whilst the eastern horizon on which Thorpe Arnold is sited is wooded in character, with the well wooded pastoral valley floor effectively defining the gap and opening up to an undeveloped horizon to the north.
Landscape scale and pattern, including cultural/historic pattern	A small scale and relatively intricate landscape and cultural pattern persists across much of the Area of Separation. This includes lush pastoral and riparian landscape features and remnant co-axial field boundaries and hedgerows, plus remnant earthworks and areas of ridge and furrow. All of these features are instrumental in creating a perceived sense of separation – an interlaced effect of layers and structural landscape features which accentuate the gap between the two settlements.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A clearly rural character and landscape experience within the intimate and small scale riparian valley which separates Melton Mowbray and Thorpe Arnold. This quality and relative sense of tranquillity (albeit locally affected by settlement edges) further helps define the sense of separation and of leaving one settlement before entering another.
Views, visual character and intervisibility	The Area of Separation has a relatively high degree of visual containment and filtration due to the small scale and relatively intact landscape pattern. This level of visual containment accentuates the visual sense of separation between the two settlements.

Recommendations and justification:

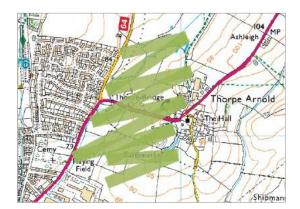
This is a space that is influenced by the valley topography and forms a natural separation between the edge of Melton Mowbray and Thorpe Arnold. The built form on the edge of Melton Mowbray along Melton Spinney Road, stands out as an extension of the town. Trees along the watercourse and sports pitch boundaries buffer views of the built form from Thorpe Arnold.

The built form of Thorpe Arnold is less conspicuous and development should not take place to the west of the existing settlement edge to assist in maintaining a sense of separation between Thorpe Arnold and Melton Mowbray.

Recommendation: Extend

4.11 The area identified within the ADAS (2006) report is considered to be sensitive to development and important for maintaining the individual character of the two settlements. In order to ensure that this buffered edge is retained the AOS should be extended west to Melton Spinney Road. The below figure (full reference at figure N0318 PL04-1) demonstrates the area to be considered in making planning decisions.





Melton Mowbray - Scalford

4.12 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.13 This area considers the medium scale agricultural and undulating valley landscape between the northern edge of Melton Mowbray and the secluded village of Scalford to the north.



Looking southwest across the undulating valley towards the northern edge of Melton Mowbray, from Thorpe Side

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
This AOS falls within two landscape character areas: • Area 6: Ridge and Valley • Area 20: Melton Farmland Fringe Area 6: Ridge and Valley: This area is described in the LCA as 'A broadly homogenous gently rolling ridge & valley landscape with contrasting large scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered mostly ash trees'. Key characteristics (from the 2006 LCA): • Rolling landscape • Large scale open arable fields along ridgelines • Small scale enclosed pastures on valley sides and floors • Few buildings Aspects of the above particularly relevant to the AOS include the lightly settled character and the pattern of small scale enclosed pastures to valley sides and valley floors.	This AOS falls within two LCUs: LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds LCU 15: The Leicestershire Wolds: Melton Farmland Fringe LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds: Key characteristics (from the 2014 Landscape Sensitivity Study): Rolling landscape drained by numerous stream valleys; Large scale open arable fields along ridgelines; Small scale enclosed pastures on valley sides and floors; Deeply rural with remote qualities; Urban influences include overhead lines and A606 and development at the fringes of Melton Mowbray, although these do not weaken the rural character; Small-nucleated villages located on the lower slopes of the valleys or at the valley heads; Low woodland cover and such woodlands as do occur are small in size; Broad grass verges to minor roads. In addition, the following landscape sensitivities are identified: Varied topography with areas of strongly rolling land and small scale, intimate valleys; Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features; Strong rural landscape with perceived qualities of tranquillity; Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity; Long views from ridges across an attractive rolling and rural landscape.
Area 20: Melton Farmland Fringe:	particularly represented in this AOS.

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

Key characteristics (from the 2006 LCA):

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)

Some of the above aspects are represented in the AOS, such as the ridge and valley landforms, the clear distinction between settlement edge and landscape, the mixed agricultural land use and the rolling landscape of fields and hedges. Also the partly unscreened character of Melton's northern settlement edge.

LCU 15: The Leicestershire Wolds: Melton Farmland Fringe:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Rolling landscape of fields and hedges;
- Mixed pasture and arable land;
- Clear distinction between urban edge and countryside;
- Housing estates remain unscreened;
- Some industrial and other land uses (e.g. MOD);
- Urban influence of Melton Mowbray.

In addition, the following key sensitive features are identified in this LCU:

- Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- Views from residential areas of Melton.

Rolling lands associated with the Scalford Brook are particularly represented in the AOS.

4.14 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	An undulating topography associated with the valley sides of the Scalford Brook which runs east of the village of Scalford and ultimately runs south into Melton Country Park. Skylines are largely undeveloped and often defined by hedgerows and hedgerow trees. However, to the south Melton Mowbray has partly breached the valley contours in which it was historically contained and is clearly perceptible in this part of the area.
Landscape scale and pattern, including cultural/historic pattern	A medium scale, predominantly rectilinear enclosure agricultural landscape pattern of mixed fields, bounded by a fairly intact hedgerow network. This grades into smaller scale agricultural landscape patterns around the historic village of Scalford. In this area such landscape patterns are often overlaid upon areas of medieval ridge and furrow field systems. A well vegetated disused railway cutting intersects the area south and southwest of Scalford. A combination of the landscape pattern/scale and the distance between the two settlements reinforces their already strong sense of detachment from one another.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity Views, visual character and intervisibility	With the exception of the partly exposed northern settlement edge of Melton Mowbray to the south, the village of Scalford and a pylon line, the area has a strongly rural and tranquil character. This is due to the patchwork of mixed agricultural fields and the relative intactness of the landscape pattern. The AOS has varied visual character and local visibility due to the interplay of landform and field boundary vegetation. These features effectively and in large part deny intervisibility between the two settlements (also due to distance).

Recommendation and justification:

This an expansive area of intact rural landscape, with topography and landscape pattern further accentuating the already considerable sense of separation between Melton Mowbray and Scalford. The two settlements are some distance apart, within different landscape character areas that are clearly defined by landscape features. There are areas of prominent topography and areas of more intimate landscape associated with the undulating valley. There is limited intervisibility between the two settlements with much of Scalford contained to the intimate valley landscape. The existing edge of Melton Mowbray is located on prominent landform and is often conspicuous in the surrounding landscape.

The distinctive landform, varied visibility and intimate valley landscape pattern is sufficiently removed from the conspicuous edge of Melton Mowbray that it would be inappropriate for development that would lead to coalescence of the settlements. Development on the northern edge of Melton Mowbray could be controlled through character and design policies. The valley landscape, historic field pattern and associated features to the south of Scalford would control expansion of this settlement.

Recommendation: Not required

4.15 The area identified through the Issues and Options (2015) consultation is considered to be an



extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area.

Melton Mowbray - Asfordby Hill

4.16 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.17 This area considers the medium scale, predominantly pastoral and gently sloping, valley landscape between the western edge of Melton Mowbray and the hilltop village of Asfordby Hill to the west. The area includes the Ministry of Defence (MOD) Animal Centre and Remount Depot site.



Looking east towards the western edge of Melton Mowbray, from Welby Road

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
This AOS falls within two landscape character areas:	This AOS falls within two LCUs: • LCU 14: The Leicestershire Wolds: Asfordby Quarry • LCU 15: The Leicestershire Wolds: Melton Farmland Fringe LCU 14: Leicestershire Wolds: Asfordby Quarry
Area 19: Asfordby Quarry Described in the LCA as 'A disturbed, excavated, large scale, former colliery landscape now in industrial use'. Key characteristics (from the 2006 LCA): Industrial landscape – former colliery Large scale Disturbed Continued industrial use	Key characteristics (from the 2014 Landscape Sensitivity Study): Industrial landscape – former colliery; Large scale; Disturbed; Continued industrial use. In addition, the following key sensitive features are identified in this LCU: Areas of more strongly rolling topography towards the centre and within the east of the area; Areas of woodland where there is a greater sense of enclosure; Landmark churches in adjacent areas.
Aspects of the above particularly relevant to the AOS include the large scale landscape, which contributes to the openness of character in transition with the adjacent LCA.	The eastern rolling topography contributes to the character of the AOS, with some influence from the industrial workings. LCU 15: Leicestershire Wolds: Melton Farmland Fringe:
Area 20: Melton Farmland Fringe: Described in the LCA as 'A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land'. Key characteristics (from the 2006 LCA): Rolling landscape of fields and hedges	 Key characteristics (from the 2014 Landscape Sensitivity Study): Rolling landscape of fields and hedges; Mixed pasture and arable land; Clear distinction between urban edge and countryside; Housing estates remain unscreened; Some industrial and other land uses (e.g. MOD); Urban influence of Melton Mowbray.

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
 Mixed pasture and arable land Clear distinction between urban edge and countryside Housing estates remain unscreened Some industrial and other land uses (e.g. MOD) Some of the above aspects are represented in the AOS, such as the ridge and valley landforms, the clear distinction between settlement edge and landscape, the mixed agricultural land use and the rolling landscape of fields and hedges. 	 In addition, the following key sensitive features are identified in this LCU: Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north; Areas of woodland, copses and spinneys which are features of the rural landscape; Views from residential areas of Melton. Rolling land, woodland blocks and views from residential areas are all applicable to the AOS.

4.18 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A distinctive valley topography with a wooded westerly skyline to the fringe of the quarries on Asfordby Hill and the easterly skyline of developed character, including mid-20th century and later residential as well as the MOD Animal Centre and Remount Depot site. The valley topography and the ridge lines which essentially mark the extent of development are important in demarcating the extent of the settlement, and in defining the sense of separation between the two areas.
Landscape scale and pattern, including cultural/historic pattern	A medium scale landscape of predominantly grazed fields and paddocks set within the partly eroded remnants of a co-axial field boundary network, with rectilinear parliamentary enclosures set within. The landscape has a relatively simple pattern and which has partly been eroded by MOD development that extends into the valley. The simplicity of pattern creates a sense of openness – the landscape is important in defining the gap between the two settlements, and development appears prominent within this open landscape where it has breached the ridgeline at Melton Mowbray to the east.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A partly fragmented, 'edge' influenced quality permeates much of this area due to land management and presence of MOD and other development. Such influences mean that the remaining sense of openness and separation is all the more important.
Views, visual character and intervisibility	Due to the area's openness it has a relatively high degree of visibility and intervisibility – the area clearly contributes to the sense of separation between Asfordby Hill and Melton Mowbray in these terms.

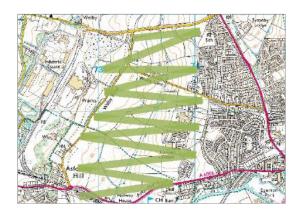
Recommendations and justification:

Melton Mowbray is effectively contained by the west-facing ridge overlooking the pastoral dry valley which forms the gap between Melton Mowbray and Asfordby Hill. Whilst the perception of Melton Mowbray's edge is apparent and also in terms of land management and land use associated with Ministry of Defence (MOD) lands in this area, the valley nonetheless is clearly important in defining a sense of separation and setting between the two settlements. This is far more apparent to the northern side of Asfordby Road, as the land to the south is defined by a range of 'edge' uses and landscape management, such as the golf course. The eastern edge of Asfordby Hill and associated former quarries to the north are well integrated by broadleaf woodland and hedgerows, and this further assists in defining a sense of separation.

Recommendation: Retain

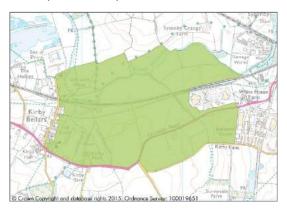
4.19 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. The below figure (full reference at figure NO318 PLO4-1) demonstrates the area to be considered in making planning decisions.





Melton Mowbray - Kirby Bellars

4.20 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.21 This area considers the medium to large scale pastoral landscape and gently undulating land between the southwest edge of Melton Mowbray and the village of Kirby Bellars to the west in the River Wreake floodplain. The area includes the scheduled historic site of Kirby Bellars Priory, which was founded as a chantry in 1316, also medieval and later earthworks associated with Kirby Park.



Looking northeast towards the western edge of Melton Mowbray, from the public footpath from the east of Kirby Bellars

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Area 12: Wreake Valley:	LCU 9: The Leicestershire Wolds: Wreake Valley:
Described in the 2006 LCA as 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'. Key characteristics (from the 2006 LCA): River Wreake Green wedge running into Melton Mowbray String of villages on edge of the valley Valley floor worked for sand and gravel and restored to wetland habitat The valley edge settlements and green wedge character are represented within this AOS.	Key characteristics (from the 2014 Landscape Sensitivity Study): • Flat bottomed, east-west oriented river valley with gently sloping sides; • Green wedge running into Melton Mowbray; • String of villages on edge of the valley; • Valley floor worked for sand and gravel and restored to wetland habitat; • Mixed arable and pasture; • Little woodland; • Localised areas with strong rural character; • Widespread features of historical and ecological (particularly wetland) interest. In addition, the following sensitive landscape features are identified: • The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake; • Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); • Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; • Scenic and special qualities including attractive compositions of river and vegetation; • River habitats, pools and other wetland habitats (some recognised as SSSIs); • Areas of ridge and furrow. The valley edge settlements and green wedge character are represented within this AOS, as is Kirby Park and associated valued historic features.

4.22 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A gently undulating to flat valley floor/floodplain topography associated with the broad valley of the River Wreake, with local variations associated with historic earthworks. Skylines are mostly open/undeveloped and defined in part by interlaced field boundary and hedgerow vegetation. The settlement edge of Asfordby Hill is clearly visible in views to the north; standing out as a poorly integrated, built edge, on the higher topography. There are glimpses of industrial units in views to the east but the edge of Melton Mowbray is largely contained by vegetated skylines.
Landscape scale and pattern, including cultural/historic pattern	A medium to large scale and predominantly open pastoral landscape overlaid upon surviving medieval ridge and furrow field systems. The pattern is mostly intact (only localised interruptions are created by the railway line) and includes remains associated with a now shrunken settlement to the north and east (Priory, market cross), plus the site/earthworks of Kirby Hall and its park and later manor house (also a distinctive relict stone wall boundary associated with the same). The scale, pattern and land use/land management within this area creates an open character, meaning the area is an important part of the setting of the village of Kirby Bellars.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A strongly rural and pastoral character is created which is accentuated by the lightly settled character (compact, loosely linear village of Kirby Bellars). A strong historic landscape dimension is apparent with the earthworks and remains of the Augustinian priory and Kirby Hall. All of these aspects are important in defining the area's intact, lightly settled character, and therefore its value as settlement setting/in maintaining a sense of separation between Kirby Bellars and Melton.
Views, visual character and intervisibility	An open visual character due to the simplicity of landscape pattern and predominantly pastoral grazing, with relatively strong levels of intervisibility. This further reinforces the area's function as part of the setting to Kirby Bellars.

Recommendations and justification:

There is strong representation of the historic landscape character to the east of Kirby Bellars, with presence of historic features including ridge and furrow field pattern and earthworks that are sensitive and should be conserved. The landscape is relatively open and expansive, extending north towards Asfordby Hill. These open views are susceptible to changes to the predominantly undeveloped skylines. Historic features (including low stone wall) provide a natural division between the landscape patterns, relating to the settlement edges and would form a suitable edge for an Area of Separation (AOS) to the east of Kirby Bellars. To the east of the river the landscape pattern is more contained and is influenced by industrial and commercial land uses outside of Melton Mowbray.

Rather than the proposal for the AOS to be between Melton Mowbray and Kirby Bellars, it should extend to the north of Kirby Bellars to protect the historic landscape setting from expansion of Asfordby Hill and Asfordby Valley.

Recommendation: Amend

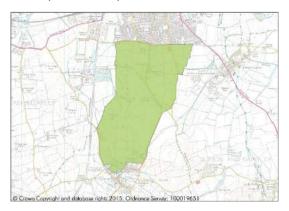


4.23 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development. However, it is more important to maintain the separation between Kirby Bellars and Asfordby Hill and Valley. The figure below (full reference at figure N0318 PL04-1) demonstrates the area to be considered in making planning decisions.



Melton Mowbray - Great Dalby

4.24 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.25 This area considers the relatively intact small to medium scale enclosure landscape and plateau landform between the southern edge of Melton Mowbray and the secluded settlement of Great Dalby to the south. This area includes the disused Great Dalby Airfield.



Looking south towards the southwest edge of Melton Mowbray, from Dalby Road

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

This AOS is split between three landscape character areas:

- Area 7: Village Pastures
- Area 11: Pastoral Farmland
- Area 20: Melton Farmland Fringe

Area 7: Village Pastures:

This is described in the LCA as 'A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees'.

Key characteristics (from the 2006 LCA):

- Traditional stone built villages
- Small field with ridge and furrow
- Enclosed by ancient hedgerows with abundant hedgerow trees

The above are all referenced within the AOS, in proximity to and defining the settlement edge of Great Dalby.

Area 11: Pastoral Farmland:

This is described in the LCA as 'A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well-managed, with diverse field shapes and sizes, good hedges and scattered trees'.

This AOS is split between two LCUs:

- LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- LCU 15: The Leicestershire Wolds: Melton Farmland Fringe

LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Gently rolling topography;
 - Well managed pastoral landscape;
 - Scattered farmsteads;
- Thick stock proof hedges;
- Broad scale;
- A pattern of medium scale regular and irregular shaped fields;
- Scattered hedgerow trees but limited woodland.

In addition, the following landscape sensitivities are identified:

- Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys;
- The historic villages, their churches that form local landmarks, and their rural settings;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- The deeply rural character of the landscape and sense of tranquillity;
- Its location within views from Burrough Hill Viewpoint;
- The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic quality. This combination characterises the view from Burrough Hill.

Although Great Dalby airfield is an anomaly, a number of the elements identified above are represented in the AOS, such as the small scale irregular fields and areas of well managed pastoral farmland.

LCU 15: The Leicestershire Wolds: Melton Farmland Fringe:

Key characteristics (from the 2014 Landscape Sensitivity Study):

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

Key characteristics (from the 2006 LCA):

- Rolling topography
- Well managed pastoral landscape
- Scattered farmsteads
- Thick stock proof hedges
- Irregular shaped fields

The above characteristics are all referenced within the AOS, although a notable anomaly is the presence of Great Dalby Airfield.

Area 20: Melton Farmland Fringe:

This area is described in the 2006 LCA as 'A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land'.

Key characteristics (from the 2006 LCA):

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)

Some of the above aspects are represented in the AOS, such as the ridge and valley landforms, the clear distinction between settlement edge and landscape, the mixed agricultural land use and the rolling landscape of fields and hedges.

- Rolling landscape of fields and hedges;
- Mixed pasture and arable land;
- Clear distinction between urban edge and countryside;
- Housing estates remain unscreened;
- Some industrial and other land uses (e.g. MOD);
- Urban influence of Melton Mowbray.

In addition, the following key sensitive features are identified in this LCU:

- Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north:
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- Views from residential areas of Melton.

Rolling landscapes of fields and hedges are particularly applicable to the AOS. Again the Great Dalby airfield represents something of an anomaly.

4.26 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A relatively elevated plateau landform on which the disused Great Dalby Airfield (formerly RAF Melton Mowbray) is sited, fringed by an intricate and relatively small scale network of field boundary hedgerows and small woodlands forming the western edge to the settlement of Burton Lazars. Melton Mowbray lies in the Eye Valley to the north and is largely concealed from view on the most elevated points on the Great Dalby airfield. Great Dalby itself is contained within an intimate valley to the south of the airfield site.
Landscape scale and pattern, including cultural/historic pattern	With the exception of the eroded landscape pattern created by the airfield, much of the rest of the area has a largely intact small to medium scale enclosure field pattern and associated landscape mosaic, overlaid upon extensive areas of medieval ridge and furrow field systems.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	Aesthetic and perceptual quality is variable across the area, with the areas of intact small scale rural landscape mosaic contrasting sharply with the bleak, open plateau top expanse of Great Dalby airfield. However, due to the now essentially redundant nature of the airfield site, it is characterised by a stillness and tranquillity which reflects other parts of the area.
Views, visual character and intervisibility	Landform character and landcover means that intervisibility between the two settlements is highly limited, with both Melton Mowbray and Great Dalby located in valleys and effectively concealed from each other by the ridge and plateau on which the airfield is sited.

Recommendations and justification:

This is an expansive, relatively open landscape with a medium field scale field pattern. There are areas of prominent topography and areas of more intimate landscape, associated with the rolling landform and vegetation across it. There is limited intervisibility between the two settlements with much of Great Dalby contained to the intimate valley landscape. The former airfield is located on the most prominent part of the landform between the two settlements and has an open character, due to previous removal of vegetation.

The prominent topography, level of visual prominence and medium to large scale landscape pattern is sufficiently removed from the more intimate settlement pattern that it would be inappropriate for development that would lead to coalescence of the settlements. Development of the northern edge of Great Dalby could be controlled through character and design policies. The ridgeline to the south of Melton Mowbray would control expansion of settlement in this area.

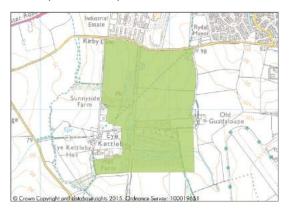
Recommendation: Not required

4.27 The area identified through the Issues and Options (2015) consultation is considered to be an extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area.



Melton Mowbray - Eye Kettleby

4.28 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.29 This area considers the small to medium scale agricultural and gently undulating landscape between the southern edge of Melton Mowbray and the small settlement of Eye Kettleby to the southwest.



Looking east towards the southern edge of Melton Mowbray, from Eye Kettleby Drive

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

This AOS is split between three landscape character areas:

- Area 11: Pastoral Farmland
- Area 20: Melton Farmland Fringe

Area 11: Pastoral Farmland:

Described in the LCA as 'A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well-managed, with diverse field shapes and sizes, good hedges and scattered trees'.

Key characteristics (from the 2006 LCA):

- Rolling topography
- Well managed pastoral landscape
- Scattered farmsteads
- Thick stock proof hedges
- Irregular shaped fields

The above characteristics are evident on the edge of the AOS with Eye Kettleby, with a small scale pastoral field network around the settlement, enclosed by mature hedges.

Area 20: Melton Farmland Fringe [LCA 21 Melton]:

Described in the LCA as 'A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational This AOS is split between two LCUs:

- LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- LCU 15: The Leicestershire Wolds: Melton Farmland Fringe

LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Gently rolling topography;
- Well managed pastoral landscape;
- Scattered farmsteads;
- Thick stock proof hedges;
- Broad scale;
- A pattern of medium scale regular and irregular shaped fields;
- Scattered hedgerow trees but limited woodland.

In addition, the following landscape sensitivities are identified:

- Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys;
- The historic villages, their churches that form local landmarks, and their rural settings;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- The deeply rural character of the landscape and sense of tranquillity;
- Its location within views from Burrough Hill Viewpoint;
- The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic quality. This combination characterises the view from Burrough Hill.

A number of these elements are represented towards the edge of the AOS with Eye Kettleby; particularly the pastoral landscape with thick hedges.

LCU 15 Leicestershire Wolds: Melton Farmland Fringe:

Key characteristics (from the 2014 Landscape Sensitivity Study):

Rolling landscape of fields and hedges;

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Iand'. Key characteristics (from the 2006 LCA): Rolling landscape of fields and hedges Mixed pasture and arable land Clear distinction between urban edge and countryside Housing estates remain unscreened Some industrial and other land uses (e.g. MOD)	 Mixed pasture and arable land; Clear distinction between urban edge and countryside; Housing estates remain unscreened; Some industrial and other land uses (e.g. MOD); Urban influence of Melton Mowbray. In addition, the following key sensitive features are identified in this LCU: Areas of more rolling and sloping land towards the Wreake Valley in the south and Scalford Brook to the north; Areas of woodland, copses and spinneys which are features of the rural landscape; Views from residential areas of Melton.
Aspects particularly represented in the AOS include the valley landform and rolling landscape of fields and hedges.	Rolling land and views from residential areas are applicable to the AOS.

4.30 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A gently undulating valley topography influenced by the old railway cutting, with mostly undeveloped, tree lined skylines. As such a reasonable degree of containment is created, this assists with perception of separation between Eye Kettleby and Melton Mowbray.
Landscape scale and pattern, including cultural/historic pattern	A small to medium scale landscape pattern defined by enclosure field boundary hedgerows including relict co-axial field systems, plus blocks of farm woodland, wooded disused railway cutting and wood fringed lakes, the legacy of mineral extraction. These elements combine to create a sense of enclosure around the small settlement at Eye Kettleby and define the more open southern fringes of Melton Mowbray.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A rural character is created by the agricultural land use and interlaced field boundary hedgerows which greatly mask the perception of settlement. Eye Kettleby Lakes provide evidence of recreational value and interest in relation to this area.
Views, visual character and intervisibility	Views from Eye Kettleby are essentially contained and kept relatively short due to the field boundary structure and presence of farm woodland blocks. Intervisibility between the settlements is filtered and limited for these reasons.

Recommendations and justification:

The ridgeline from the southwest edge of Melton Mowbray to the east of Eye Kettleby lakes provides a natural division between the landscape patterns, relating to the settlement edges and restricts the intervisibility of the two settlements. There are sensitive landscape features and patterns within this landscape, which characterise the isolated settlement of Eye Kettleby. Any development coming forward in this landscape should seek to retain the isolated character of Eye Kettleby and protect the small scale landscape setting between Eye Kettleby and Kirby Lane from expansion of the industrial edge of Melton Mowbray.

Recommendation: Retain

4.31 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. The figure below (full reference at **N0318 PL04-1**) demonstrates the area to be considered in making planning decisions.

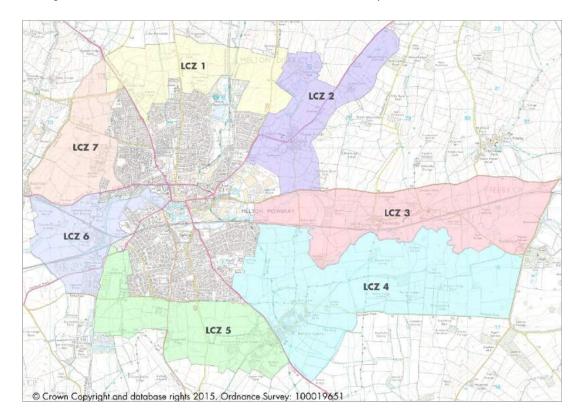




Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.32 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Melton Mowbray, having taken account of the work in 2006 and 2014 landscape studies.



District Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report

2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities

Area 6: Ridge and valley:

'A broadly homogenous gently rolling ridge & valley landscape with contrasting large scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered mostly ash trees'.

Area 11: Pastoral farmland:

'A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well-managed, with diverse field shapes and sizes, good hedges and scattered trees'.

Area 12: Wreake Valley:

'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'.

Area 13: Eye Valley:

'A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape'.

LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds:

- Varied topography with areas of strongly rolling land and small scale, intimate valleys;
- Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features;
- Strong rural landscape with perceived qualities of tranquillity;
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity;
- Long views from ridges across an attractive rolling and rural landscape.

LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland:

- Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys;
- The historic villages, their churches that form local landmarks, and their rural settings;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- The deeply rural character of the landscape and sense of tranquillity;
- Its location within views from Burrough Hill Viewpoint;
- The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic quality. This combination characterises the view from Burrough Hill.

LCU 9: The Leicestershire Wolds: Wreake Valley:

- The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake;
- Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park);
- Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks;
- Scenic and special qualities including attractive compositions of river and vegetation;
- River habitats, pools and other wetland habitats (some recognised as SSSIs);
- Areas of ridge and furrow.

2006 LCA (Landscape and Historic 2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and **Urban Character Assessment Report):** visual sensitivities **Character area context and summary** descriptions from the LCA report LCU 10: The Leicestershire Wolds: Eye Valley: Area 16: Farmland Patchwork: • The historic villages and hamlets including Wymondham, Saxby, Garthorpe and Coston and their 'A gently rolling lowland mixed farmland landscape with a distinct patchwork of small to strongly rural setting and churches that form local landmarks; Areas of woodland, copses and spinneys which are features of the rural landscape; medium scale regular shaped pastoral and arable fields with blocks of game cover and small The rural character of the landscape and sense of tranquillity, particularly in the east; Views to the Leicestershire Wolds to the north and High Leicestershire hills to the south. woodlands'. Area 20: Melton Farmland Fringe: LCU 14: The Leicestershire Wolds: Asfordby Quarry: 'A mixed urban fringe ridge and valley and valley Areas of more strongly rolling topography towards the centre and within the east of the area; floor landscape, mostly pastoral farmland, MOD Areas of woodland where there is a greater sense of enclosure; and recreational land'. Landmark churches in adjacent areas. LCU 15: The Leicestershire Wolds: Melton Farmland Fringe: Areas of more rolling and sloping land towards the Wreake Valley in the north and Scalford Brook to the north: Areas of woodland, copses and spinneys which are features of the rural landscape; Views from residential areas of Melton.

Landscape sensitivity analysis

4.33 The landscape sensitivity analysis for the LCZs within the settlement fringe is presented below.

LCZ 1 Melton Mowbray North



Looking southwest across the undulating valley towards the north edge of Melton Mowbray, from Melton Spinney Road

LCZ 1: Melton Mowbray North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	Settlement edge conditions vary across this LCZ, with a generally good degree of landscape integration to the western extents and to the east, where late 20th century development ties in with the wooded Melton Country Park beyond. To the central part of the LCZ's southern boundary, the perception of development is much more apparent where built form has increasingly ascended the valley slopes (modern urban extensions and the very prominent school development, plus two wind turbines near to the settlement edge). This impression is exacerbated in parts due to rather raw settlement edges in relation to some recent developments. Whilst such edges would afford a degree of mitigation potential, further development would potentially erode the historic valley settlement form of Melton. There are no notable gateways to Melton Mowbray and the approach to the settlement has been eroded through a poorly integrated edge.
Topography and skylines	A distinctly undulating topography formed from a series of relatively prominent north-south ridges associated with a network of tributaries of the Eye Valley. Such landform variation would be sensitive to residential development footprints. Skylines to the south are developed although the perception of Melton Mowbray is often subtle (with the exception of the areas described above) due to its predominant and historic location in the Eye Valley and the integration afforded by trees and hedgerows. Elsewhere horizons are largely undeveloped and would, therefore, be sensitive to large scale residential development footprints which would change this character.
Landscape scale and pattern including cultural pattern	Landscape scale and pattern varies across this LCZ, with land to the west of Scalford Road defined by a small scale rectilinear field pattern overlaid upon the undulating landforms. This is in contrast



LCZ 1: Melton Mowbray North	
Criterion	Sensitivity to residential development: Commentary
	with the more expansive, open character and simpler landscape pattern east of the road. However, this grades into a rather more intricate landscape mosaic further north, associated with the tributary watercourse and valley and the heavily wooded route of the disused railway line which runs north south through the valley and extends into the well-wooded Melton Country Park immediately south. The more intricate and small scale aspects of the landscape pattern / mosaic would be most susceptible / sensitive by virtue of their vulnerability to residential development.
Aesthetic and perceptual quality including landscape experience and tranquillity	A landscape of essentially rural quality and character, with the exception of where Melton Mowbray has breached its historic settlement parameters. There is otherwise relatively little sense of being on the edge of a large town from many parts of this LCZ. This sense of detachment would, therefore, be sensitive to further large scale residential development. Existing landscape patterns and features provide constraints to growth of the settlement.
Views, visual character and intervisibility	Relatively expansive views are available across large parts of the LCZ from the rural land network and in particular to the east of the Scalford Road, and from elevated landforms to the northernmost parts of the LCZ. Such visual character would be sensitive to large scale residential development due to the potential for change/impact.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to large scale residential development is medium to high , due to the varied topography which effectively forms the hinterland to the town, plus the tranquil rural character and the availability of expansive views from elevated points. There is variation within this overall sensitivity judgement, for example the more enclose landscape setting of the western part of the LCZ (between the A606 and Scalford Road). The rolling topography is instrumental in largely containing the perceived influence of Melton Mowbray from within the wider landscape. As such, breaks in this topographic line by recent development are very prominent, and further intrusion should be avoided. The undeveloped northerly skylines are sensitive to large scale residential development for these reasons. There is opportunity to create a better integrated settlement edge and positive approach to Melton Mowbray from the north, along the A606 and Melton Spinney Road.

- 4.34 The following strategic landscape principles are provided in relation to potential development within this area:
 - The settlement of Melton Mowbray is clearly perceived as a valley settlement from this LCZ. Development to the north of Melton Mowbray needs to be carefully considered so as not to erode the settlement's relationship to the surrounding landscape;



- Development in this LCZ would be limited by landform and should be concentrated on the lower lying, less prominent topography so as to avoid being conspicuous in views along the valley to the north;
- Well-integrated residential development could be achieved in this area, without fundamentally altering the perception of Melton Mowbray as a valley town/changing its landscape relationship, through locating development on lower landform to the west and east of the LCZ, and avoiding the higher prominent landform directly north;
- Development to the east of the LCZ would allow for an improved gateway to the settlement and should encourage a well landscaped settlement edge that relates to the adjacent country park;
- New development to the east of Scalford Road has begun to break the skyline and should be better integrated through appropriate landscape proposals that physically and visually link to the country park to the east;
- Development in the west of the LCZ (between Nottingham Road and Scalford Road) should be contained by landform and not break the ridgeline along the western side of Scalford Road. Development in this location could be well integrated by landform with appropriate landscape proposals;
- Any development should take into account the prominent landform and its visibility in the
 wider LCZ, through consideration of heights and density of built form and appropriate
 landscape proposals that soften the built edge and integrate the settlement with wooded
 character of the valley;
- Seek to achieve a gradation of development density to the outer edges, linked with new green space provision. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences;
- Landscape proposals should contribute to a local green infrastructure network, which should also connect to the existing country park and links to the dismantled railway walking route.

LCZ 2 Melton Mowbray Northeast



Looking southwest towards the northeast edge of Melton Mowbray, from the A607 near to Twin Lakes Park



LCZ 2: Melton Mowbray Northeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An exposed and rather abrupt settlement edge forms the LCZ's western boundary, and is defined by neo-classical 1980s and 1990s cul-de-sac houses. This edge appears rather prominent in relation to the low valley which creates separation between Melton Mowbray and the village of Thorpe Arnold to the east. As such, whilst such an edge would ordinarily have mitigation potential, the gap between the two areas of settlement is sensitive and all the more valuable, given the above. The built form of the north of Melton Mowbray is prominent in this LCZ, with only glimpses of built form associated with the town centre and wider settlement visible amongst a well treed townscape in the valley. There is opportunity to better integrate this settlement edge through tree planting and landscape proposals as part of any development.
Topography and skylines	A rolling valley topography defined by a small meandering tributary stream, creating an occasionally intricate landscape which opens up to the east and north along the A607. The Valley features would be sensitive to residential development footprints. The generally wooded and well integrated settled skyline at Thorpe Arnold to the east would be sensitive to residential development, as would the open riparian pastoral valley foreground which is equally important in describing a sense of separation.
Landscape scale and pattern including cultural pattern	A relatively small scale and partially intricate landscape and cultural pattern that persists across much of the southern part of the LCZ. This includes lush pastoral and riparian landscape features and remnant co-axial field boundaries, plus remnant earthworks and areas of ridge and furrow around Thorpe Arnold. All of these combine to create a complex, textured landscape mosaic which would be susceptible to change and sensitive to residential development footprints. Farther north, the LCZ has a slightly more eroded character due to various localised land uses and land management activities, such as the Twin Lakes Park theme park and the Melton Mowbray Golf Club.
Aesthetic and perceptual quality including landscape experience and tranquillity	A clearly rural character and landscape experience within the intimate and small scale riparian valley which separates Melton Mowbray and Thorpe Arnold. This quality and relative sense of tranquillity (albeit locally affected by settlement edges) would be sensitive to residential development. These perceptual qualities extend into the larger scale rural landscapes to the northern parts of the LCZ, albeit with localised intrusions created by features within Twin Lakes Park and by the mostly densely vegetated golf course (conifer lined boundaries).
Views, visual character and intervisibility	This varies widely across the LCZ, with greater levels of visual containment in the small scale, settlement influenced landscapes to the south (thereby reducing sensitivity in visual terms). The elevated and larger scale, more open landscape overlooking Twin Lakes Park from the A607 creates the potential for much more expansive views and intervisibility, and therefore greater visual sensitivity.



LCZ 2: Melton Mowbray Northeast	
Criterion	Sensitivity to residential development: Commentary
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is judged to be medium to high . This is by virtue of the southern area's function in providing separation between Melton Mowbray and Thorpe Arnold, its small scale and sense of intactness within the tributary valley which runs between the two areas of settlement.

- 4.35 The following strategic landscape principles are provided in relation to potential development within this area:
 - Due to the function in providing separation (in line with the AOS assessment above) and the small scale, relatively complex landscape mosaic within the landscape closest to areas of settlement, there is little possibility for this LCZ to accommodate further residential development;
 - It is recommended instead that the LCZ is conserved as an integral part of a local green infrastructure network and to maintain separation between Melton Mowbray and Thorpe Arnold (refer to assessment of Area of Separation for the same, above);
 - Links between green spaces within Melton Mowbray and elements within the LCZ should be established as part of an overall green infrastructure strategy for Melton Mowbray. For example through the country park, cemetery and leisure facilities and up to the earthworks and footpath network around Thorpe Arnold.

LCZ 3 Melton Mowbray East



Looking west along the Eye Valley towards the eastern edge of Melton Mowbray, from the B676 near Brentingby

LCZ 3 - Melton Mowbray East/Eye Valley	
Criterion	Sensitivity to residential development: Commentary
Settlement and	This area is distinctly separate from the settlement edge by virtue of



LCZ 3 - Melton Mowbro	y East/Eye Valley
Criterion	Sensitivity to residential development: Commentary
settlement edge character, mitigation and enhancement potential	its floodplain location and character, although the westernmost parts of the LCZ are bordered by prominent industrial estate development adjoining the valley. Residential built form is also prominent on the rising landform within LCZ4, adjacent to the industrial units. Whilst the harsh/abrupt industrial estate edges would afford mitigation potential, in reality there is limited scope for further development in this LCZ.
Topography and skylines	Topography is that of a broad riverine valley through which the River Eye describes a meandering course, and with broad, gently undulating valley sides. Northern and southern skylines are largely undeveloped until one reaches the westernmost extents of the area (adjacent industrial estates) and are, therefore, susceptible/sensitive to development, as is the broad open valley floor landscape character.
Landscape scale and pattern including cultural pattern	An intimate and small scale character is created by a patchwork of pastoral grazing fields and occasional blocks of wet woodland, plus the historic and well-hedged rural lane network and locally prominent features such as the old Manor Farmhouse and former church of St Mary at Brentingby (both Grade II listed). In many parts of the valley floor an intact network of medieval ridge and furrow field earthworks persists. Although a degree of severance is created by the railway line, all of the above features would be susceptible to change, by virtue of the potential for residential development to adversely impact upon their legibility.
Aesthetic and perceptual quality including landscape experience and tranquillity	A mostly tranquil character is created by the intimate pastoral landscape patchwork and by historic features such as the ironstone manor farm, associated outbuildings and the former church of St Mary. The perceptual quality imparted by such features would be susceptible to change, although it is noted that localised intrusions are created by the presence of the railway line and the industrialised western edge (including pylon lines).
Views, visual character and intervisibility	Expansive westward views are available from the Saxby Road overlooking the valley. The open visual character of much of the valley and degree of intervisibility from elevated vantage points would be susceptible to change. The urbanised visual backdrop created by the pylons and the industrial estates would, however, locally reduce visual susceptibility and sensitivity.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character described above. Medieval field systems and the historic settlements including listed buildings through the valley would be particularly sensitive. It is recognised that within this overall sensitivity judgement, there would be elements where sensitivity would be reduced, due to intrusions such as the industrialised western edge and the railway line.



- 4.36 The following strategic landscape principles are provided in relation to potential development within this area:
 - Due to the LCZ's sensitivity, physical constraints and detachment from the main settlement edge, this LCZ has very little ability to accommodate development. Small scale development in proximity to the existing built edge may be possible with appropriate consideration of the landscape character and features through design and mitigation proposals;
 - Efforts should instead be directed towards avoiding further landscape fragmentation and in conserving and securing valued elements of the valley and historic landscape character as integral parts of a local green infrastructure network;
 - Any strategic green infrastructure proposals for Melton Mowbray should consider links from existing / new green spaces within the town to valuable surrounding landscapes, via an improved footpath network between features.

LCZ 4 Melton Mowbray Southeast



Looking northwest across arable fields towards the western edge of Melton Mowbray, from the eastern edge of Burton Lazars

LCZ 4: Melton Mowbray Southeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A densely developed 20th century settlement edge, well integrated by undulating topography with hedgerow and garden boundary vegetation. Development occupies the higher ground on the north facing slopes of the Eye Valley, meaning that the green foreground of the valley and 'foothills' is visually important and also in forming the physical and visual gap between Melton Mowbray and Burton Lazars. This and the defensible nature of the settlement edge mean that there is little mitigation potential – development would effectively, physically and visually, breach established settlement parameters in this area.
Topography and skylines	A gently undulating topography defined by the north facing upper valley side slopes of the Eye Valley. The skyline to the west is predominantly developed – the urban development within Melton Mowbray is visible on the crest of the hill, beyond the wooded settlement edge. Whilst this may reduce sensitivity in some



LCZ 4: Melton Mowbray Southeast	
Criterion	Sensitivity to residential development: Commentary
	respects, it also means that further foreshortening of the horizon due to additional development could adversely affect character in this location.
Landscape scale and pattern including cultural pattern	A simple rectilinear field pattern of medium scale defines much of this area – that of parliamentary enclosure, and mostly defined by areas of arable cultivation. To the settlement edges such as Burton Lazars, a smaller scale field network, including areas of ridge and furrow, persists. This greater intricacy of landscape pattern and presence of historic legacy features would be susceptible to change due to the potential impact of residential development upon their integrity. The simpler, larger scale arable field pattern which defines much of the area would be less susceptible.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple rural landscape of mostly repetitive pattern (with the exception of more 'mosaic' landscape character to some of the settlement edges such as Burton Lazars). The relatively light perception of development and settlement influence contributes to a tranquil landscape, which would be susceptible to change in these terms.
Views, visual character and intervisibility	A mostly open visual character by virtue of the gently rolling topography with low hedgerows, mainly arable landcover and medium scale, simple landscape pattern. This results in a relatively high degree of intervisibility, which would be susceptible to change or sensitive to residential development in visual terms.
Overall landscape sensitivity: Judgement and comment	A medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development. The openness also contributes to the separation between Melton Mowbray and Burton Lazars, and is also sensitive for this reason. These characteristics should be conserved.

- 4.37 The following strategic landscape principles are provided in relation to potential development within this area:
 - The existing settlement edge of Melton Mowbray is generally well integrated in long views that are available across the flat landform of this LCZ, due to the landform allied with the hedgerow field boundaries and vegetated settlement edge. With this in mind any development brought forward in this LCZ should have consideration of the existing edge character;
 - Any development should be contained by existing landform and landscape features, and should not encroach on the character of the River Eye valley nor the character of Burton Lazars (in line with the AOS assessment above);
 - The elevated landform of the settlement edge that slopes east towards the River Eye combines with the open visual character of the LCZ to limit the extents of development, due to potential prominence in views and impact on landscape character;



- Any development in this LCZ should be small scale and respond to and reflect existing settlement edge character;
- Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences;
- There is potential to soften the existing development edge through appropriate development and landscape proposals, which should also contribute to a strategic green infrastructure network to incorporate the Jubilee Way.

LCZ 5 Melton Mowbray South



Looking north towards the southern edge of Melton Mowbray, from the Sandy Lane approach to the settlement

LCZ 5: Melton Mowbray South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The southern settlement edge of Melton is mostly integrated within the wider landscape by existing field boundaries/roadside hedgerows to the south and by the rolling landforms to the south which rise to the low plateau on which the disused airfield at Great Dalby is sited. As the landform dips down towards Melton Mowbray, the edge becomes more prominent and less well integrated with the small scale field network. In the context of the wider LCZ the southern edge has a logical and reasonably defensible settlement boundary created by the topographical variation, which would be sensitive to expansion in these terms.
Topography and skylines	Topography is markedly undulating across this local character area, and the rolling landforms would be sensitive to residential development footprints by virtue of the potential for impact upon their legibility and integrity. The rolling topography is also linked with skyline character, helping mask the perception of Melton Mowbray from many vantages in the wider landscape, and this characteristic would, therefore, be susceptible to change arising from large scale residential development.
Landscape scale and	This area contains extensive remnants of medieval ridge and



LCZ 5: Melton Mowbray South	
Criterion	Sensitivity to residential development: Commentary
pattern including cultural pattern	furrow field systems which are readily apparent on the ground, particularly evident to the southwest edge. The historical/landscape integrity of this field network would be highly susceptible to change arising from residential development. Similarly sensitive would be the scheduled earthworks and archaeological features associated with the medieval leper hospital of St Mary and St Lazarus, the largest such site in England (plus associated moats and fish ponds) to the southeast of this LCZ at Burton Lazars. Similarly areas of intact, small scale early enclosure field systems and hedgerows and pastoral enclosures would be sensitive for the same reasons. The simpler and slightly larger scale field patterns to the east would be less sensitive due to lower potential for impact on their integrity/potential to absorb a degree of well-designed development within such structures.
Aesthetic and perceptual quality including landscape experience and tranquillity	A strongly historic landscape aspect with small scale fieldscapes overlaid upon readily apparent areas of ridge and furrow. The landform effectively masks Melton Mowbray from view around Burton Lazars. Similarly the plateau top airfield at Great Dalby is all but concealed from view on the farmed slopes towards the southern edge of Melton Mowbray. The sense of tranquillity and rurality on the edge of the settlement is, therefore, sensitive to residential development.
Views, visual character and intervisibility	Views out and intervisibility with the wider landscape are largely limited by folded/rolling landforms, which reduce sensitivity in visual terms at least, by virtue of the containment and screening afforded. The existing settlement edge has limited visibility in the wider landscape and becomes prominent in the locality of the Melton Mowbray, approaching along Sandy Lane and Dalby Road.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to residential development is medium to high by virtue of the mostly intricate, small scale landscape and cultural pattern. Some individual elements within the area would have a higher sensitivity, e.g. areas of ridge and furrow, plus scheduled archaeology/earthworks (which are prominent and clearly readable on the ground), due to their historic legacy value. It is recognised that the area has a lower sensitivity in visual terms due to the containment afforded by surrounding ridges (including the locally prominent one on which Burton Lazars is sited) and the folded valley landform which defines the southern hinterland of Melton Mowbray. The existing settlement is also prominent and not well integrated, as experienced in the local setting of the LCZ.

4.38 The following strategic landscape principles are provided in relation to potential development within this area:



- The LCZ has a strongly rural, mostly intact character, and development up to the ridgeline (defined by vegetated field boundaries) between Sandy Lane and Melton Road should be avoided, both to maintain separation with Burton Lazars and to respect the sensitivity of historic landscape features/earthworks west of the village);
- Due to the undulating topography there is variation in perception of the existing settlement edge and opportunity, therefore, to accommodate landscape sensitive development in this LCZ, which should work to improve the existing settlement edge and better integrate it with the landscape features;
- The plateaued landform associated with the airfield is exposed and has little relationship to the lower lying existing settlement edge. Any development in this LCZ should be contained by the landform to the south and should not rise too far up the slopes in order to avoid perception of settlement from the plateau on which Great Dalby airfield is sited;
- Any development should have consideration of existing landscape features that define the setting of the existing settlement and create an often contained landscape setting, including vegetation along roadsides, lanes, riparian corridors and associated with the leisure facilities at Eye Kettleby;
- In landscape and settlement setting terms, a soft landscape edge should be created by any development – a porous edge with reduced density, ridge and furrow conserved as green infrastructure wherever possible, and sensitively sited and designed infrastructure;
- Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences;
- Links between existing green spaces in the south of Melton Mowbray and those that should form part of any development proposals are important and should also connect to the wider landscape including historical sites near Burton Lazars and noted recreational routes.

LCZ 6 Melton Mowbray Southwest



Looking east towards the western edge of Melton Mowbray, from the edge of the historic landscape at Kirby Bellars on the A607



LCZ 6: Melton Mowbray	y Southwest
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	Much of this LCZ is defined by settlement edge influences and land uses / landscape management (such as the railway lines and disused railway line which intersect the area, the Asfordby Road Golf Course, Sysonby Grange Garden Centre and a wastewater/sewage treatment works). As such the boundary between settlement edge and the wider landscape is blurred, and this reduces the LCZ's susceptibility to change and sensitivity to residential development.
Topography and skylines	A gently undulating valley topography is largely masked by intervening woodland belts which subdivide the area and associated land uses. As such the prevailing perception is often of a well-wooded skyline, although with development influences often apparent, reducing susceptibility and sensitivity to development.
Landscape scale and pattern including cultural pattern	A landscape of much altered scale and cultural pattern, due to being overlaid with uses such as the golf course and sewage treatment works. The LCZ also includes the urban park at Egerton Park, alongside the Rivers Eye and Wreake which traverse a meandering course through the LCZ and provide instances of small scale riparian character. The dense wooded belts which have been planted to screen such elements, as well as the surviving network of hedgerows, effectively create a landscape of intimate scale and fairly complex pattern. These qualities would be susceptible to change and, therefore, sensitive to residential development footprints, in landscape terms.
Aesthetic and perceptual quality including landscape experience and tranquillity	An eroded, interrupted quality is created by the land uses overlaid upon the landscape, as described above. The landscape is defined by a marked 'edge' influence due to the presence of such features and 'manicured' or 'artificial' landscape management associated with features such as the golf course. These reduce the perception of tranquillity and, therefore, the susceptibility of the landscape in perceptual and experiential terms. This area also includes locally valued urban amenities, such as Egerton Park, adjacent to Melton Mowbray's western edge.
Views, visual character and intervisibility	A mostly contained and enclosed visual character is imparted by the density of vegetation and elements of landscape structure within this LCZ, such as hedgerows and woodland belts. Such elements reduce the susceptibility and sensitivity of the landscape in visual terms. Localised parts of the LCZ have a more open character, such as Egerton Park and the golf course.
Overall landscape sensitivity: Judgement and comment	Overall sensitivity of this local character area to residential development is judged to be medium to low . This is by virtue of the eroded landscape pattern and the urban edge influences, as well as the mostly contained visual character. Within this overall judgement, specific aspects would be of greater sensitivity such as Egerton Park and the areas of small scale landscape associated with the Rivers Eye and Wreake.



- 4.39 The following strategic landscape principles are provided in relation to potential development within this area:
 - Given the above constraints including existing land use and flood plain, it is likely that only a small scale quantum of development could be achieved in the LCZ;
 - Any development would be best contained within the river bend and disused railway line
 which forms a vegetated arc west of the settlement edge, and visually and physically
 contains the existing settlement to the west of Melton Mowbray;
 - Development in this location (with appropriate offsets and green infrastructure provision to the rivers and associated floodplains) could be effectively contained within the strong landscape structure in this area;
 - As part of a local green infrastructure network links between Egerton Park, the golf course along the river and out to the historic landscape at Kirby Bellars should be encouraged.

LCZ 7 Melton Mowbray Northwest



Looking east across the valley towards the western edge of Melton Mowbray, from elevated topography along Welby Road

LCZ 7: Melton Mowbray Northwest	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A mostly open, mid-20th century and later, part Ministry of Defence (MOD) and settled edge characterises much of the settlement interface of this LCZ. Development occupies a prominent ridgetop location overlooking the valley which defines much of the LCZ, and is at most partially integrated by garden boundary vegetation. Development has also partially spilled out on to the valley sides (the MOD Remount Depot site and houses to the south). Whilst the settlement edge displays a degree of enhancement and mitigation potential (which potentially reduces its sensitivity to development), the prominent valley top location in reality means that little development could be accommodated. The open foreground created by the valley is important in defining settlement separation and the gap between Melton Mowbray and Asfordby Hill to the west.



LCZ 7: Melton Mowbray Northwest	
Criterion	Sensitivity to residential development: Commentary
Topography and skylines	A distinct valley topography with prominent developed skylines to the east. However, the role formed by the largely open lower valley slopes and valley floor are important in defining a setting to the settlement, and as such would be sensitive to further development breaching the ridgeline.
Landscape scale and pattern including cultural pattern	A medium scale landscape of predominantly grazed fields and paddocks set within the partly eroded remnants of a co-axial field boundary network, with rectilinear parliamentary enclosures set within. The landscape has a relatively simple pattern which has partly been eroded by MOD development which extends into the valley, also 'edge' influences such as telegraph poles and wires. The above characteristics reduce the susceptibility and sensitivity of the LCZ to change arising from potential residential development, although remnant co-axial landscape structure would be sensitive. The northernmost parts of the LCZ fall within the MOD Estate and include a well-managed and dense hedgerow network.
Aesthetic and perceptual quality including landscape experience and tranquillity	A partially fragmented quality results from the simplicity of the landscape structure, apparent field boundary loss and the presence of intrusions such as the MOD Depot. This sense of fragmentation is further exacerbated by the paddocks and associated field subdivisions (post and rail fencing) and telegraph poles/overhead wires. As such the landscape experience is interrupted, which reduces susceptibility and sensitivity to change arising from residential development in these terms.
Views, visual character and intervisibility	Relatively expansive views are available across the broad valley from the ridgetops to either side. Such views would be susceptible and sensitive to change arising from residential development. However, wider intervisibility to the north and south is more limited (by vegetation within the MOD Estate to the north, at the head of the valley, and to the south within the adjacent LCZ 6).
Overall landscape sensitivity: Judgement and comment	A medium overall landscape sensitivity to residential development. This is due to the medium landscape scale and variable landscape intactness and condition. Within this overall judgement, it is recognised that certain aspects would be far more sensitive and important. These include the role of the ridgetop to the west facing valley slopes in largely containing Melton, the visual sense of openness and the valley's role in defining settlement setting and separation between Melton and Asfordby Hill.

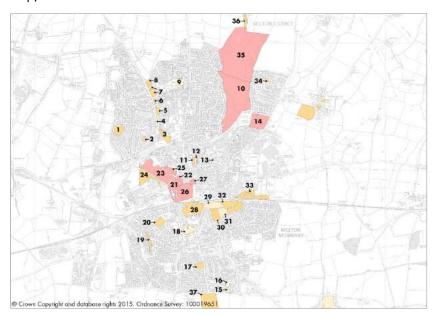
- 4.40 The following strategic landscape principles are provided in relation to potential development within this area:
 - The existing settlement edge is visible but predominantly well integrated, which should be a consideration of any development proposed within this LCZ;



- Due to the sloping nature of the topography on the edge of Melton Mowbray, development that extends west beyond the ridgeline of the existing edge would become prominent, particularly in the northern part of the LCZ;
- There is greater visibility of Melton Mowbray across the southern portion of the LCZ and some additional development could be accommodated in the views, although development beyond the prominent ridgeline would alter the perception of separation between Melton Mowbray and Asfordby Hill and should be avoided;
- If development should come forward in this area it is important for a robust landscape and green infrastructure scheme to form part of the proposals – linking between spaces within Melton Mowbray, new spaces within the development and the surrounding landscape;
- Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision and reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape;
- It is important to consider this LCZ in combination with the above Area of Separation assessment (paragraph 4.16) that identifies the importance of the separate identities of these settlements and the requirement for the AOS. Efforts should be directed at conservation and enhancement of intrinsic features of the valley landscape and associated structure, to help reinforce further the sense of separation between Melton and Asfordby Hill.

Local Green Space Assessment

4.41 A total of 37 existing and proposed Protected Open Areas (POA) have been considered within the settlement of Melton Mowbray (see **Annexe 1** for full analysis and larger scale map).



4.42 The strength of appropriateness for the POA being protected as a Local Green Space, in line



with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).

- 4.43 Nine of the 37 spaces in Melton Mowbray strongly meet the established criteria:
 - Country Park (No.10)
 - Cemetery (No.14)
 - Wilton Park (No.21)
 - New Park (No.22)
 - Egerton Park (No.23)
 - Memorial Gardens (No.25)
 - Play Close (No.26)
 - Churchyard (No.27)
 - Country Park extension (No.35)





No.21 Wilton Park

No.10 Country Park

- 4.44 Most of these proposed LGS are in close proximity to the town centre and form a valuable part of the settlement character, in relation to the parks formed by the Town Estate. A couple of spaces are further out, namely the Country Park (Nos.10 and 35) and Cemetery (No.14), to the northeast of the settlement.
- The parks within the town centre are predominantly formal in character, with a variety of open and more intimate spaces that cater for all requirements. They provide communal facilities and are multi-functional spaces; primarily providing for formal and informal recreation, as well as being a community, heritage and biodiversity asset in the town centre. The parks are generally well connected and create a robust park character adjacent to the central area. There are a large number of mature trees through the parkland, which denote the swathe of green space through the town centre. Each of the parks show signs of positive use and are clearly linked to the wider community. They should be conserved and reinforced where necessary.
- 4.46 The Country Park to the northeast of the town centre is more informal and contains some areas that are underused. It is a valuable, multi-functional open space set amongst the residential areas. It again provides a variety of spaces including formal play space, recreational fields, allotments and woodland. The parkland has a generally enclosed character, created through tree planting combined with the valley landform. The park provides an important green



- wedge between the developments and provides a physical and visual relationship with the wider, rural landscape to the north. It is important to note that this parkland would benefit from some more appropriate management as there are signs of mis-use and under-use. The range of functions of the park could be enhanced.
- 4.47 The Cemetery (No.14) is an important, formal space that has over time become encompassed by built form. It has a weak connection to the adjacent country park, and would benefit from this being reinforced. This is a valuable community and heritage asset that should be conserved and reinforced.
- 4.48 The other 28 spaces show a combination of criteria 2 and 3. Some of these spaces are recreation and neighbourhood spaces that, whilst important community spaces, are not multifunctional and have weak character and integrity. Other spaces contribute to the setting of heritage features or are intrinsic to the adjacent development. There is opportunity to conserve / reinforce / enhance these through planning policy.



Asfordby

Assessment of Areas of Separation

Asfordby - Frisby on the Wreake

4.49 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.50 This area considers the relatively small scale intact landscape and gently undulating land between the southwest edge of Asfordby and the village of Frisby on the Wreake to the southwest.



Looking northeast across the floodplain towards the southern edge of Asfordby, from a footpath north of Frisby on the Wreake

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Area 12: Wreake Valley: Described in the 2006 LCA as 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'. Key characteristics (from the 2006 LCA): River Wreake Green wedge running into Melton Mowbray String of villages on edge of the valley Valley floor worked for sand and gravel and restored to wetland habitat The valley edge settlements and green wedge character are represented within this AOS.	LCU 9: The Leicestershire Wolds: Wreake Valley: Key characteristics (from the 2014 Landscape Sensitivity Study): Flat bottomed, east-west oriented river valley with gently sloping sides; Green wedge running into Melton Mowbray; String of villages on edge of the valley; Valley floor worked for sand and gravel and restored to wetland habitat; Mixed arable and pasture; Little woodland; Localised areas with strong rural character; Widespread features of historical and ecological (particularly wetland) interest. In addition, the following sensitive landscape features are identified: The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake; Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; Scenic and special qualities including attractive compositions of river and vegetation; River habitats, pools and other wetland habitats (some recognised as SSSIs); Areas of ridge and furrow. The valley edge settlements and green wedge character are represented within this AOS, as are historic landscape features such as ridge and furrow.

4.51 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	An undulating valley side topography to the east of Frisby on the Wreake, which forms part of the north facing Wreake valley slopes. The landscape then flattens out across the valley floor to the south of Asfordby. An open and undeveloped skyline is formed by the valley crest to the south, overlaid by arable cultivation, hedgerows and occasional mature hedgerow trees.
Landscape scale and pattern, including cultural/historic pattern	A landscape of relatively small scale which includes many areas of intact ridge and furrow field systems, overlaid by a network of enclosure field boundary hedgerows, which effectively contain the eastern settlement edge of Frisby-on-the-Wreake. Lateral severance is created within the landscape due to the railway line and, further north, the meandering course of the River Wreake, associated floodplain and riparian vegetation. Wood-edged water bodies, the legacy of mineral extraction, flank parts of the river.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A strongly rural and riparian character is created by the interplay of valley landforms, well wooded riverine valley floor and the patchwork of hedgerows, fields and areas of ridge and furrow. Although some development influences are apparent, such as the railway line, the perception of settlement is to some degree foiled by landscape structure and field boundary hedgerows.
Views, visual character and intervisibility	Visibility varies throughout the AOS, with greater levels of intervisibility from more open and elevated aspects on the valley slopes to the south, and a much greater degree of visual containment in the rather more vegetated river valley floor.

Recommendations and justification:

Frisby on the Wreake is a well contained settlement with well integrated built edge to the northeast. The railway line to the north provides a separating feature between identified landscape character areas; floodplain to the north and sloping co-axial fields to the east. The southern edge of Asfordby is contained by the River Wreake and development beyond this would be detached and inappropriate. The medium scale, visually contained, flat landscape of the valley is considered to be detached from the more intimate settlement pattern. Development could be controlled through existing landscape constraints and further through appropriate character and design policies. The character of the settlements is separated by the vegetated valley floor and both are contained to their settlings.

Recommendation: Not required

4.52 The area was identified through the Issues and Options (2015) consultation. Although the area is sensitive in part to development, it is considered that the sense of separation would be maintained by existing landscape features and constraints. It is not necessary to designate this area.



Asfordby - Asfordby Valley

4.53 This area was identified in the 2006 Areas of Separation report.



4.54 This area considers the relatively small scale, partially eroded landscape and gently undulating land between the eastern edge of Asfordby and the small settlement of Asfordby Valley to the east.



Looking south across undulating fields towards the northeast edge of Asfordby, from Saxelbye Road

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

This AOS is split between two landscape character areas:

- Area 7: Village Pastures
- Area 12: Wreake Valley

Area 7: Village Pastures:

Described in the 2006 LCA as 'A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees'.

Key characteristics (from the 2006 LCA):

- Traditional stone built villages
- Small field with Ridge & Furrow
- Enclosed by ancient hedgerows with abundant hedgerow trees

The AOS is not particularly representative of the above characteristics, although it is bordered by areas of ridge and furrow.

Area 12: Wreake Valley

Described in the 2006 LCA as 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and

This AOS is split into two LCUs:

- LCU 5: The Leicestershire Wolds: Ragby to Saltby Wolds
- LCU 9: The Leicestershire Wolds: Wreake Valley

LCU 5: The Leicestershire Wolds: Ragby to Saltby Wolds:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Rolling landscape drained by numerous stream valleys;
- Large scale open arable fields along ridgelines;
- Small scale enclosed pastures on valley sides and floors;
- Deeply rural with remote qualities;
- Urban influences include overhead lines and A606 and development at the fringes of Melton Mowbray, although these do not weaken the rural character;
- Small-nucleated villages located on the lower slopes of the valleys or at the valley heads;
- Low woodland cover and such woodlands as do occur are small in size;
- Broad grass verges to minor roads.

In addition, the following landscape sensitivities are identified in relation to this LCU:

- Varied topography with areas of strongly rolling land and small scale, intimate valleys;
- Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features;
- Strong rural landscape with perceived qualities of tranquillity;
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity;
- Long views from ridges across an attractive rolling and rural landscape.

The urban influences described above are most apparent in this AOS.

2006 LCA (Landscape and Historic 2014 Landscape Sensitivity Study: LCU context (principal LCUs represented) **Urban Character Assessment Report):** Character area context (principal character areas represented) small-nucleated villages situated along the rising LCU 9: The Leicestershire Wolds: Wreake Valley: Key characteristics (from the 2014 Landscape Sensitivity Study): slopes of the valley edge'. Key characteristics (from the 2006 LCA): Flat bottomed, east-west oriented river valley with gently sloping sides; River Wreake Green wedge running into Melton Mowbray; Green wedge running into Melton String of villages on edge of the valley; Valley floor worked for sand and gravel and restored to wetland habitat; Mowbray Mixed arable and pasture; String of villages on edge of the valley Valley floor worked for sand and gravel Little woodland; Localised areas with strong rural character; and restored to wetland habitat Widespread features of historical and ecological (particularly wetland) interest. In addition, the following sensitive landscape features are identified: The valley edge settlements and green wedge The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake; character are represented within this AOS. Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; Scenic and special qualities including attractive compositions of river and vegetation; River habitats, pools and other wetland habitats (some recognised as SSSIs); Areas of ridge and furrow. The valley edge settlements and green wedge character are represented within this AOS.

4.55 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A gently undulating valley topography which forms part of the south facing slopes of the broad River Wreake Valley. Skylines are often defined by the wooded route of the Asfordby bypass which bisects the area across its centre, and also in part by the settlement edges of Asfordby and Asfordby Valley.
Landscape scale and pattern, including cultural/historic pattern	A partially eroded enclosure field pattern which is the legacy of agricultural intensification. This creates a landscape of medium scale, although there are variations where a smaller scale landscape pattern/fabric persists to the immediate settlement edges, along with areas of settlement edge woodland to Asfordby in particular. Immediately beyond the area to the north and south lie relatively extensive areas of medieval ridge and furrow field systems.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A landscape which is partly defined by settlement edge influences such as the setting of Asfordby and Asfordby Valley and by the Asfordby bypass. Such influences are often contained within a relatively strong roadside and field boundary hedgerow network, which reinforces the perception of separation between Asfordby and Asfordby Valley.
Views, visual character and intervisibility	A mostly contained visual character is created by the presence of hedgerows and areas of settlement edge woodland. Views into much of the area from the bypass are at most fleeting / glimpsed due to the relative density of the vegetation, allied to landform undulation. The vegetation also has the effect of largely containing the edges of the two settlements and the perception of these, and is important in defining the sense of separation. For the same reason, however, smaller scale field parcels to the settlement edges could potentially be released for development without perceptibly altering the area of separation.

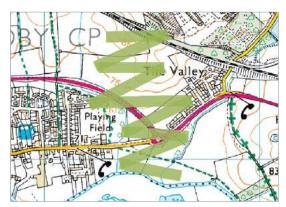
Recommendations and justification:

It is appropriate for these to be two separate developments by virtue of their different identities and settlement character. The existing green edge of Asfordby is important for the setting of the village, as well as providing for informal recreation. The Bypass Road forms an appropriate dividing line between Asfordby and Asfordby Valley. The character of the existing edge of Asfordby Valley is eroded and could be suitable for development, without intruding on the character of Asfordby. Development should be constrained by the landscape features including topography and existing vegetation belts.

Recommendation: Amend



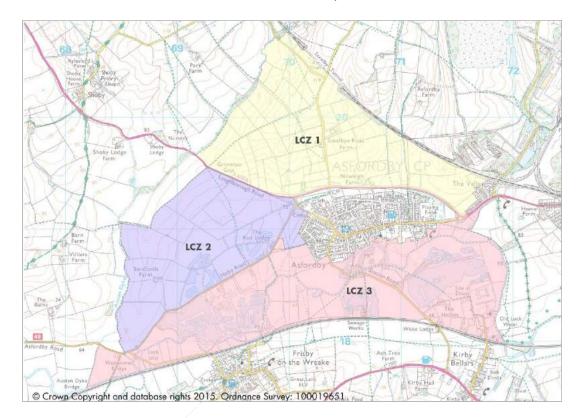
The area identified within the ADAS (2006) report is considered to be sensitive to development and important for maintaining the individual character of the two settlements. However, it is considered that parts of this area are less sensitive and could accommodate small scale development. The below figure (full reference at figure N0318 PL04-1) demonstrates the area to be considered in making planning decisions.



Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.57 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Asfordby, having taken account of the work in 2006 and 2014 landscape studies.



District Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report	2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities
Area 6: Ridge and Valley: 'A broadly homogenous gently rolling ridge & valley landscape with contrasting large scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered mostly ash trees'. Area 7: Village Pastures: 'A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees'. Area 12: Wreake Valley: 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'. Area 19: Asfordby Quarry: 'A disturbed, excavated, large scale, former colliery landscape now in industrial use'.	 LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds: Varied topography with areas of strongly rolling land and small scale, intimate valleys; Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features; Strong rural landscape with perceived qualities of tranquillity; Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity; Long views from ridges across an attractive rolling and rural landscape. LCU 9: The Leicestershire Wolds: Wreake Valley: The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; Scenic and special qualities including attractive compositions of river and vegetation; River habitats, pools and other wetland habitats (some recognised as SSSIs); Areas of ridge and furrow. LCU 14: The Leicestershire Wolds: Asfordby Quarry: Areas of more strongly rolling topography towards the centre and within the east of the area; Areas of woodland where there is a greater sense of enclosure; Landmark churches in adjacent areas.

Landscape

4.58 The landscape sensitivity analysis for the LCZ within the settlement fringe is presented below.

LCZ 1 Asfordby North



Looking north along Bypass Road, from the eastern edge of Asfordby

LCZ 1: Asfordby North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The northern settlement edge backs on to the landscape of this LCZ but is separated from it by the A6006 bypass, one field depth to the north of the settlement edge. The bypass corridor is densely vegetated, effectively cutting it off from the wider landscape. The A6006 effectively rounds off the settlement / creates a clear settlement boundary, and there is physically little or no room for development in the short fields between the A6006 and the settlement edge.
Topography and skylines	A distinctly undulating topography is formed by a network of ridges and glacial dry valleys, part of the wider valley system of the Wreake Valley which lies directly to the south of the village. The open and undeveloped skylines to the north are susceptible / sensitive, as are the landform variations, which would be vulnerable to potential development footprints.
Landscape scale and pattern including cultural pattern	This LCZ is defined by a partially intact and historic small to medium scale rectilinear enclosure field boundary pattern, with areas of re-organised enclosure. There is some evidence of earlier ridge and furrow field systems (including small areas immediately south of the bypass, now partly overlaid and juxtaposed with paddocks). Such features would be susceptible to change by virtue of the potential for impact upon their legibility. It is recognised that the A6006 bypass creates a notable intrusion within this landscape pattern, as does the pylon line which crosses the western part of the character area.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple rural landscape of mostly repetitive pattern, although more altered to the east of Saxelbye Road. There is little settlement within this LCZ, although it is influenced by views across the roofline of Asfordby and settlements in the lower lying landscape to the south. The A6006 is a distinct dividing feature between the settled southern area and primarily unsettled landscape to the north. It is a relatively tranquil landscape, in contrast to the



LCZ 1: Asfordby North	
Criterion	Sensitivity to residential development: Commentary
	settlement, which would be susceptible to change in these terms.
Views, visual character and intervisibility	A mostly open visual character by virtue of the sloping landform, low hedgerows and medium scale simple landscape pattern. This results in a relatively high degree of intervisibility, which would be susceptible to change / sensitive to residential development in visual terms.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium to high due to the rolling topography, open character of the slopes that encompasses the settlement and general lack of settlement influence in this area. There is some variation in sensitivity, whereby the smaller scale, more intricate field pattern to the west of Saxelbye Road is more susceptible to development impacts. Field hedgerows to the north are generally intact and have a strong visual influence, in combination with the topography in containing the settlement edge. The A6006 and strong vegetation buffer along it forms a robust edge to the settlement and contributes to the containment of built form. The rolling topography is instrumental in containing the perceived influence of Asfordby from within the wider landscape. The undeveloped northerly skylines are sensitive to large scale residential development for these reasons.

- 4.59 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the strong settlement boundary created by the bypass (A6006) along the northern edge and limited settlement in the landscape beyond this, there is limited potential to accommodate further residential development in this LCZ, without fundamentally altering the relationship of the northern settlement edge to the surrounding landscape;
 - Any development beyond the bypass to the north would have no visual or physical relationship to the existing settlement edge due to the separation created by the road and its cutting;
 - Any development in this LCZ would need to be well integrated with the existing edge and not extend beyond the defining feature of the bypass, and should relate to the existing settlement form on this edge.



LCZ 2 Asfordby West



Looking west towards the recreational facilities, from a footpath on the western edge of Asfordby

ooking west towards the recreational facilities, from a footpath on the western edge of Asfordby	
LCZ 2: Asfordby West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A partly exposed 1970s settlement edge, adjoined by various settlement edge land uses such as a cemetery and allotments. These and the pylon line ensure that the perception of settlement extends beyond the settlement boundary up to the road which intersects the LCZ in the east. The settlement edge and associated land uses, therefore, have mitigation and enhancement potential and a relatively low susceptibility/sensitivity to residential development in the easternmost part of the area.
Topography and skylines	A gently undulating valley side topography associated with the Wreake Valley to the south, albeit with landform variation being less pronounced than for LCZ 1. Land rises to the north, to an open and undeveloped skyline with the backdrop formed by a ribbon of woodland. Whilst landform variation within the LCZ is not of itself sensitive, the undeveloped horizon is judged to be sensitive to residential development.
Landscape scale and pattern including cultural pattern	A simple landscape pattern is created by a medium to large scale network of parliamentary enclosure fields set within hedgerows, and predominantly under arable cultivation. Localised variation is introduced to the south, with fishing ponds partly encompassed by tree planting. These form part of the wider former gravel extraction area to the south in LCZ 3, which create a more complex mosaic landscape pattern, the integrity of which would be far more susceptible and sensitive to change arising from residential development than would the simple arable field pattern elsewhere in the LCZ.
Aesthetic and perceptual quality including landscape experience and tranquillity	This is a simple rural landscape that is partly influenced by the edge of settlement features and land uses on its eastern edge. The western part of the LCZ is more rural and tranquil; contained by riparian vegetation belt. There are glimpses of settlement features such as church spires and pylons in wider views. This is a relatively simple landscape of relatively muted colour palette that has some susceptibility to change.
Views, visual character and intervisibility	Views are often contained by mature hedgerows with hedgerow trees and planting associated with the fisheries. Views open up to the south of Hoby Road, across the floodplain. The low-lying landform allows views of the settlement edge from the western part



LCZ 2: Asfordby West	
Criterion	Sensitivity to residential development: Commentary
	of this area. More open views of the rural landscape are susceptible to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity to residential development is medium to low , in light of the exposed settlement edge which affords a degree of enhancement potential, the eroded simple landscape pattern and the 'edge' influenced landscape character. Vegetated field boundaries have an influence on this LCZ, and provide separation between different landscape patterns.

- 4.60 The following strategic landscape principles are provided in relation to potential development within this area:
 - This LCZ has potential to accommodate some sensitively designed development in relative proximity to the existing settlement edge and considering existing vegetation boundaries;
 - Any development should achieve a gradation of density to the outer edges, linked with new greenspace provision to connect with existing recreational spaces and the floodplain landscape to the south, and should have a soft, defensible edge to the surrounding landscape;
 - Existing landscape features provide a sense of containment to this settlement edge and reduce the perception of built form in the wider LCZ. These features should be retained as part of any development proposals and enhanced as part of an appropriate green infrastructure strategy to create a well-integrated edge that links with the existing green spaces and community facilities.

LCZ 3 Asfordby South



Looking southeast across ridge and furrow fields to the southeast edge of Asfordby



LCZ 3: Asfordby South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The settlement predominantly backs onto the LCZ, and is mainly integrated with the wider landscape by relatively dense wet woodland associated with the Wreake Valley immediately south, which carves a meandering course through the LCZ, flanked by areas of now wetted up mineral extraction. The existing settlement edge is well defined, offers low mitigation potential, and is susceptible to change resulting from potential residential development.
Topography and skylines	Topography is that of a broad, essentially flat river valley floor. Wooded skylines are created by the interlaced layers of riparian vegetation including wet woodland, tree belts and hedgerows, effectively masking the perception of development in many instances (residential development to the north and the sewage works to the south, which are surrounded by dense woodland). These characteristics would be susceptible to change resulting from residential development for this reason. A pylon line crosses the area to the west, locally reducing sensitivity.
Landscape scale and pattern including cultural pattern	A varied and richly textured landscape mosaic is created by pasture, flood meadows, wet woodlands, riparian vegetation associated with the meandering course of the River Wreake, the partly wooded lakes which are the legacy of former mineral workings, and areas of plantation woodland. In some areas aspects of the historic landscape pattern persist, such as small scale field patterns around Kirby Bellars north of the railway line and earthworks associated with the former Priory at Kirby Bellars. All of these features combine to create a relatively complex landscape pattern which would be susceptible to change by virtue of the potential for impact upon its legibility and integrity, although areas of simpler, open and larger scale pastoral land to the southwest, would be less sensitive for these reasons.
Aesthetic and perceptual quality including landscape experience and tranquillity	A relatively tranquil valley landscape which has some evidence of being enjoyed for recreation (footpath network and footbridges crossing the meanders and loops of the river). The areas of woodland and expanses of open water are instrumental in creating this sense of tranquillity, which would be susceptible to change. Areas where more of an 'edge' influence persists (pylon line, railway, sewage works) would be less susceptible for the same reasons.
Views, visual character and intervisibility	A filtered visual character is created by the wet woodlands, plantations and mature tree belts. The often contained visual character reduces susceptibility and sensitivity in visual terms. However, areas of pastoral fields with a more open visual character and slightly greater degree of intervisibility with other parts of the LCZ would be more susceptible / sensitive in visual terms.
Overall landscape sensitivity: Judgement and comment	The landscape of this LCZ has an overall medium to high sensitivity to residential development due to the characteristics of the floodplain landscape and historic landscape patterns. There are less sensitive spaces within this LCZ, north of the river and in

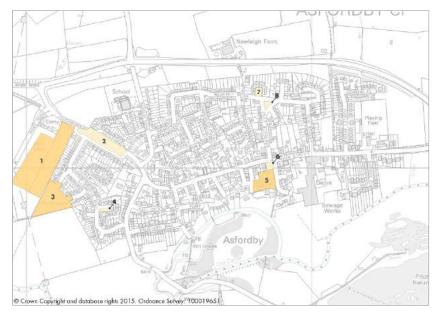


LCZ 3: Asfordby S	outh
Criterion	Sensitivity to residential development: Commentary
	proximity to the existing settlement edge. The reclaimed gravel pit lakes have well vegetated edges and combine with vegetation along the river to create intimate spaces on the flat valley floor. There has been erosion of historic field patterns and the settlement edge is exposed in part. It is a locally value recreational and ecological landscape.

- 4.61 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge on the southwest of Asfordby, and considering landscape boundaries such as the river and associated vegetation, which would contribute to the softening of the settlement edge;
 - Any development should achieve a gradation of density to the outer edges, with links through to existing recreational spaces and the floodplain landscape to the south, and should have a soft, defensible edge to the surrounding landscape;
 - The wetland landscape should be conserved and well linked to the settlement, due to its recreational value and opportunity to be part of a local green infrastructure network.

Local Green Space Assessment

4.62 A total of eight existing and proposed Protected Open Areas (POA) have been considered within the settlement of Asfordby (see **Annexe 1** for full analysis).





- 4.63 The strength of appropriateness for the POA being protected as Local Green Spaces, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (refer to **Table 3.5**).
- 4.64 There are no spaces within Asfordby that are considered to meet the criteria for being protected as a Local Green Space.





No.1 Allotments

No.5 Churchyard

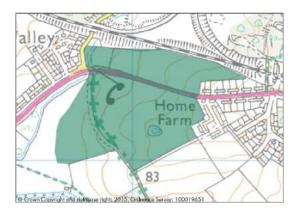
- 4.65 There are clearly spaces of value within the settlement. However, they may require enhancement or improved management in order to be suitable for protection, or they would be retained through virtue of their function or under a general design or conservation policy.
- 4.66 For example, the churchyard is an important community space that contributes to the heritage setting of the church. However, it is not multi-functional, it requires improved management for ecological benefits and requires reinforcement of the existing access. The churchyard does not need to be designated as a Local Green Space in order to be protected, by virtue of its purpose and contribution to the heritage setting.
- 4.67 Other spaces within the settlement would likely be retained through design and character policy.

Asfordby Hill

Assessment of Areas of Separation

Asfordby Hill - Asfordby Valley

4.68 This area was identified in the 2006 Areas of Separation report.



4.69 This area considers the medium scale landscape and gently undulating land between the western edge of Asfordby Hill and the small settlement of Asfordby Valley to the west.



Looking west along Melton Road towards the eastern edge of Asfordby Valley, from the western edge of Asfordby Hill

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
This AOS is split between two landscape character areas: • Area 12: Wreake Valley • Area 19: Asfordby Quarry	This AOS is split between two LCUs: LCU 9: The Leicestershire Wolds: Wreake Valley LCU 14: The Leicestershire Wolds: Asfordby Quarry
Area 12: Wreake Valley Described in the 2006 LCA as 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'. Key characteristics (from the 2006 LCA): River Wreake Green wedge running into Melton Mowbray String of villages on edge of the valley Valley floor worked for sand and gravel and restored to wetland habitat The valley edge settlements and green wedge character are represented within this AOS.	CCU 9: The Leicestershire Wolds: Wreake Valley: Key characteristics (from the 2014 Landscape Sensitivity Study): Flat bottomed, east-west oriented river valley with gently sloping sides; Green wedge running into Melton Mowbray; String of villages on edge of the valley; Valley floor worked for sand and gravel and restored to wetland habitat; Mixed arable and pasture; Little woodland; Localised areas with strong rural character; Widespread features of historical and ecological (particularly wetland) interest. In addition, the following sensitive landscape features are identified: The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake; Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; Scenic and special qualities including attractive compositions of river and vegetation; River habitats, pools and other wetland habitats (some recognised as SSSIs); Areas of ridge and furrow.
Area 19: Asfordby Quarry Described in the 2006 LCA as 'A disturbed, excavated, large scale, former colliery landscape	The valley edge settlements and green wedge character are represented within this AOS.

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
now in industrial use'. Key characteristics (from the 2006 LCA): Industrial landscape – former colliery Large scale Disturbed Continued industrial use The northern edge of the AOS is influenced by the remnant landscape.	LCU 14: The Leicestershire Wolds; Asfordby Quarry: Key characteristics (from the 2014 Landscape Sensitivity Study): Industrial landscape – former colliery; Large scale; Disturbed; Continued industrial use. In addition the following landscape sensitivities are identified: Areas of more strongly rolling topography towards the centre and within the east of the area; Areas of woodland where there is a greater sense of enclosure; Landmark churches in adjacent areas. The disturbed and industrial landscape character is represented in this AOS.

4.70 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A gently undulating topography which forms part of the south facing slopes of the Wreake Valley. The Asfordby bypass follows the crest of the valley and the settlement edge of Asfordby Hill is prominent on the eastern skyline. The settlement of Asfordby Valley forms the western horizon, with more open views across the lower lying, predominantly arable valley slopes towards the meandering course of the river and riparian vegetation, to the south.
Landscape scale and pattern, including cultural/historic pattern	A simple and predominantly arable landscape pattern of medium scale, set within a network of enclosure field boundary hedgerows, interspersed with occasional farm woodland blocks to the south and field ponds.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A partly eroded quality is created by expanded arable fields, exposed settlement edges and the busy Asfordby Road. As such, much of the area is already affected by settlement edge influences which affect to some degree its ability to form a perceptible gap between areas of settlement.
Views, visual character and intervisibility	Partially open views are available across the area from the Asfordby bypass, although local landform undulation and field boundary hedgerows create a degree of visual filtering, as does (at greater distance and just beyond the area) the tree-lined course of the River Wreake.

Recommendations and justification:

These two settlements are characterised by their past, as villages for the miners of the extraction site to the north. They are relatively isolated pockets of terraced housing that have incrementally extended out along Melton Road. The character and landscape setting of the hamlets is eroded and there is little community focus within them. There is potential for these hamlets to have well-designed development with sensitive landscape edges to perceptibly enhance the sense of separation and setting. Development should not extend too far south into the more intact and historic landscape beyond.

Recommendation: Not required

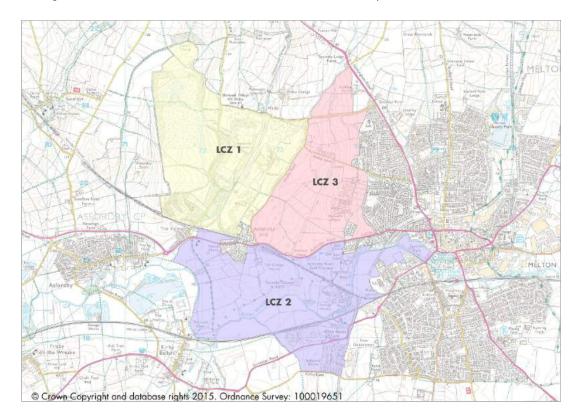
4.71 The area identified within the ADAS (2006) report is considered to have limited sensitivity to development. The settlements have similar characteristics to each other and are perceptibly seen as one settlement. It is not necessary to designate this area.



Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.72 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Asfordby Hill, having taken account of the work in 2006 and 2014 landscape studies.



District Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report

visual sensitivities

2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and

Area 7: Village Pastures:

'A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees'.

Area 12: Wreake Valley:

'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'.

Area 19: Asfordby Quarry:

'A disturbed, excavated, large scale, former colliery landscape now in industrial use'.

Area 20: Melton Farmland Fringe:

'A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land'.

LCU 9: The Leicestershire Wolds: Wreake Valley:

- The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake;
- Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park);
- Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks;
- Scenic and special qualities including attractive compositions of river and vegetation;
- River habitats, pools and other wetland habitats (some recognised as SSSIs);
- Areas of ridge and furrow.

LCU 14: The Leicestershire Wolds: Asfordby Quarry:

- Areas of more strongly rolling topography towards the centre and within the east of the area;
- Areas of woodland where there is a greater sense of enclosure;
- Landmark churches in adjacent areas.

LCU 15: The Leicestershire Wolds: Melton Farmland Fringe:

- Areas of more rolling and sloping land towards the Wreake Valley in the north and Scalford Brook to the north:
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- Views from residential areas of Melton.

Landscape sensitivity analysis

4.73 The landscape sensitivity analysis for the LCZs within the settlement fringe is presented below.

LCZ 1 Asfordby Hill North



Looking west across the industrial works to the north of Asfordby Hill, from Welby Road

LCZ 1: Asfordby Hill North / Holwell Works	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The LCZ is formed by the redundant and active workings of Asfordby Quarry. As such, although it lies directly north of the northern settlement edge, it is rather detached and screened, from the existing settlement edge by both natural and man-made landform and scrub vegetation.
Topography and skylines	Topography is varied across the LCZ, with local alterations from previous land workings. Welby Road forms the ridge along the eastern edge of the LCZ, extending north from the settlement. Contours are undulating, and slope down towards the northern edge of Asfordby Valley. The scrub woodland backdrop to the quarries creates an essentially wooded skyline which masks perception of development and have some susceptibility / sensitivity to development for this reason.
Landscape scale and pattern including cultural pattern	Much of this LCZ has a disturbed pattern resulting from the quarrying, existing industrial use and partial restoration and natural regeneration. The LCZ includes wetland and pond areas associated with former extraction, plus partly disused mineral railway sidings linked to the mainline to the south and plantation woodland. A relatively intimate, contained landscape scale is created by the fringing woodland belts and the mosaic of scrub and grassland vegetation fringing the quarry workings. This contrasts with the restored landforms and restored farmlands to the west, which are of a far simpler, more open character, which would be less susceptible to development for these reasons.
Aesthetic and perceptual quality including landscape experience	An interrupted, fragmented quality is apparent due to partially active, partially derelict and partly restored quarry use. Signs of industrial activity are evident, creating a landscape defined by a



LCZ 1: Asfordby Hill North / Holwell Works	
Criterion	Sensitivity to residential development: Commentary
and tranquillity	sense of intrusion, which reduces its susceptibility to change in experiential / perceptual terms.
Views, visual character and intervisibility	The lower lying parts of the LCZ have few opportunities for views, by virtue of the varied landform and the density of the vegetation. In more elevated and open restored areas, views are more extensive, albeit still of a framed character. The more enclosed lower lying lands have the lowest susceptibility / sensitivity in visual terms, for these reasons.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to residential development is judged to be medium to low . The sense of detachment from the residential area increases landscape sensitivity, whilst the interrupted pattern and partly enclosed visual character reduces sensitivity. With this overall judgement it is recognised that aspects such as the mosaic landscape pattern and more exposed northern parts are comparatively important.

- 4.74 The following strategic landscape principles are provided in relation to potential development within this area:
 - Any development should be situated within the lowest lying and most visually contained areas, and within the existing landscape framework, to visually mitigate and assimilate development, and reduce the perception of 'settlement sprawl';
 - Development in this LCZ would be in part limited by landform, and should be established
 in proximity to the existing settlement edge, in order to link with the existing community;
 - New development should contribute towards a local green infrastructure network by incorporating existing landscape features including the new woodland that is forming on the former industrial site;
 - Enhance links to existing wetland areas and wet woodland/habitat mosaic as integral
 parts of a local green infrastructure network in relation to any potential development and
 new and existing green spaces.



LCZ 2 Asfordby Hill South



Looking south across the Wreake Valley from the western edge of Asfordby Hill, towards the historic edge of Kirby Bellars

LCZ 2: Asfordby Hill South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The existing (significantly expanded and largely modern) settlement edge occupies a relatively prominent position on the crest of the Wreake River Valley. Although garden boundary vegetation buffers the built form, the edge is not well integrated and stands out from the gently sloping landform to the south. The existing settlement edge is exposed in part with little mitigation for the built edge. The landscape would be sensitive to the perception of additional development further down the valley side (other than potentially within indents of the settlement boundary) without appropriate landscape mitigation to better integrate the edge.
Topography and skylines	The LCZ is defined by a gently undulating valley topography. The level of landform variation would be vulnerable and, therefore, sensitive to residential development footprints. Topographic variation also renders the ridgetop settlement edge prominent, meaning that the skyline would be sensitive to further development which could increase this perception.
Landscape scale and pattern including cultural pattern	A simple, planned enclosure field pattern defined by hedgerows bounding mixed arable and pasture fields. Landscape pattern becomes more intricate in proximity to the meandering, tree-lined course of the River Wreake and associated riparian vegetation to the south. Immediately west of the LCZ a far more intact small scale landscape pattern persists, often linked to the scheduled archaeology around the village of Kirby Bellars (Kirby Park). These features, their settings and the small scale riparian landscape associated with the course of the River Wreake would be the most susceptible elements to change. The railway line defines the southern boundary of the LCZ and the valley extents at this point.
Aesthetic and perceptual quality including landscape experience and tranquillity	A mostly rural riverine valley landscape. However, landscape experience is partly impaired by the simple and partly eroded arable landscape pattern and by the perception of settlement edge influences to the valley crests to the north. These reduce the susceptibility of the landscape to change in experiential terms.



LCZ 2: Asfordby Hill South	
Criterion	Sensitivity to residential development: Commentary
Views, visual character and intervisibility	Relatively few parts of the LCZ are directly accessible other than by a fairly sparse network of PRoW. As such, main views across the largely open valley sides are likely to be from existing residential properties to the southern edge of the settlement. A more visually contained character persists to the more enclosed and small scale riparian landscape in the valley floor.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ in relation to the settlement edge, to residential development is judged to be medium . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement edge influences to the valley crests.

- 4.75 The following strategic landscape principles are provided in relation to potential development within this area:
 - Due to the relative visual prominence and elevation of the settlement edge, development
 on the southern edge of the settlement should be of an appropriate scale and form, and
 sensitively designed in order to maintain the perception of openness of the valley
 landscape;
 - There is opportunity to improve the existing settlement edge and better integrate it into the landscape, which should form part of any proposals;
 - The indented form of the settlement edge and associated adjacent landscape structure, create the potential for discreet, pockets of two storey development, with reinforcement and enhancement of the existing settlement edge vegetation to secure greater connectivity between built areas and a stronger relationship with the encompassing landscape;
 - The surrounding landscape is well-treed, with vegetated settlement edges. With this in mind, proposals as part of any development brought forward in this LCZ should incorporate a robust landscape strategy that improves the relationship of this settlement edge with the valley landscape.



LCZ 3 Asfordby Hill Northeast



Looking west across the valley towards the western edge of Melton Mowbray, from Welby Road north of Asfordby Hill

LCZ 3: Asfordby Hill Northeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A partly treed settlement edge with development backing on to the LCZ. The western residential edge of Melton Mowbray occupies a prominent ridgetop location to the east of this area (partly extending into the valley with MOD development at the Remount Depot site), overlooking the valley which defines much of the LCZ, and is at most partially integrated by garden boundary vegetation. The valley top location of the settlement of Asfordby Hill means that little development could be accommodated on this edge. The open foreground created by the valley topography is important in defining settlement separation and the gap between Melton Mowbray and Asfordby Hill.
Topography and skylines	A distinct valley topography with prominent developed skylines to the east, although the western skyline at Asfordby Hill is formed by a combination of wooded settlement edge and scrub woodland to Asfordby Quarry to the more elevated slopes to the north. The largely open lower valley slopes and valley floor are important in defining a setting to the settlements, and as such would be sensitive to further development breaching the ridgeline.
Landscape scale and pattern including cultural pattern	A medium scale landscape of predominantly grazed fields and paddocks set within the partly eroded remnants of a co-axial field boundary network, with rectilinear parliamentary enclosures set within, with a partly wooded ridge associated with Asfordby Quarry to the west. The landscape of the LCZ has a relatively simple pattern, which has partly been eroded by MOD development (Remount Depot site) which extends into the valley, also 'edge' influences such as telegraph poles and wires. The above characteristics reduce the susceptibility and sensitivity of the LCZ to change arising from potential residential development, although remnant co-axial landscape structure would be sensitive. The northernmost parts of the LCZ fall within the MOD Estate and include a well-managed and dense hedgerow network.
Aesthetic and perceptual quality including	A partially fragmented quality results from the simplicity of the landscape structure, apparent field boundary loss and the presence



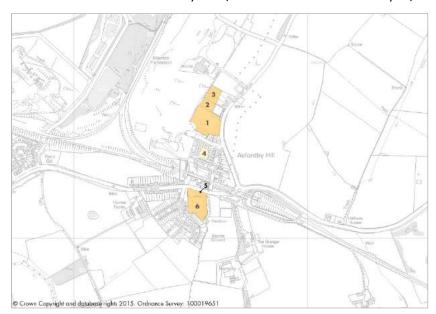
LCZ 3: Asfordby Hill Northeast	
Criterion	Sensitivity to residential development: Commentary
landscape experience and tranquillity	of intrusions such as the MOD Depot. This sense of fragmentation is further exacerbated by the paddocks and associated field subdivisions (post and rail fencing) and telegraph poles/overhead wires. As such the landscape experience is interrupted, which reduces susceptibility and sensitivity to change arising from residential development.
Views, visual character and intervisibility	Relatively expansive views are available across the broad dry valley from the ridgetops to either side. Such views would be susceptible and sensitive to change arising from residential development. However, wider intervisibility to the north and south is more limited (by vegetation within the MOD Estate to the north, at the head of the valley, and to the south by planting within the Asfordby Road Golf Course).
Overall landscape sensitivity: Judgement and comment	Medium overall landscape sensitivity to residential development. This is due to the medium landscape scale and variable landscape intactness and condition. Within this overall judgement, it is however recognised that certain aspects would be far more sensitive and important. These include the role of the ridgetops to the valley slopes in largely containing Asfordby Hill and Melton, the visual sense of openness and the valley's role in defining settlement setting and separation between Asfordby Hill and Melton.

- 4.76 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the existing prominent edge of Asfordby Hill in relation to the landscape of this LCZ, there is limited opportunity for development without fundamentally changing the valley character that contributes to the individual characteristics of adjacent settlements;
 - The existing eastern settlement edge is well defined and integrated into the landscape to the west of the ridgeline. The built form on this edge is partly visible but not prominent in the landscape of the LCZ;
 - It is important to consider this LCZ in combination with the Area of Separation assessment (paragraph 4.16) that identifies the importance of the separate identities of these settlements and the requirement for the AOS;
 - Development on this settlement fringe is constrained by the valley landscape and existing form of the settlement. Any development coming forward in this area would need to have careful consideration of existing landform, landscape features and prominence in views, and should not extend across the lower, more prominent valley slopes;
 - Efforts should be directed at conservation and enhancement of intrinsic features of the valley landscape and associated structure, to help reinforce further the sense of separation between Asfordby Hill and Melton Mowbray.



Local Green Space Assessment

4.77 A total of six existing and proposed Protected Open Areas (POA) have been considered within the settlement of Asfordby Hill (see **Annexe 1** for full analysis).



- 4.78 The strength of appropriateness for the POA being protected as Local Green Spaces, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (refer to **Table 3.5**).
- 4.79 There are no spaces within Asfordby Hill that are considered to meet the criteria for being protected as a Local Green Space. There are clearly spaces of value within the settlement. However, they may require enhancement or improved management in order to be suitable for protection, or they would be retained through virtue of their function or under a general design or conservation policy.







No.4 Communal courtyard

- 4.80 For example, the sports ground (No. 1) to the north is an important community asset that contributes to the heritage of the settlement. However, it is not multi-functional, is showing signs of its age and would benefit from improved access and management.
- 4.81 The recreation space (No.5) and wooded areas (No.6) are notable spaces but require improved access, purpose and management in order to meet the criteria for Local Green



Space designation.

4.82 The communal courtyard (No.4) has weak functionality and eroded character. It is not suitable for designation as a Local Green Space but could be conserved by virtue of its setting to the Victorian terraces, through policy.

Bottesford

Assessment of Areas of Separation

Bottesford - Easthorpe

4.83 This area was identified in the 2006 Areas of Separation report.



4.84 This area considers the small scale pastoral landscape between the compact nucleated hamlet of Easthorpe and the south eastern arc of the large village of Bottesford. At the centre of the area is Manor Farm, the minor parkland and densely planted ornamental grounds of which are a prominent feature.



Looking northwest along the public footpath across fields to the south of Bottesford, towards the church and southern edge of the settlement

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

Rottosford: ICII

Area 2: Bottesford:

This area is described in the 2006 LCA as 'A nucleated townscape, prominent within the Vale, and nearby village with surrounding pastures, streamsides and transport routes'.

Key characteristics (from the 2006 LCA):

- Town prominent in vale
- Dominated by church at centre
- Stream running through
- Closely associated pasture

The above characteristics are to a large extent represented in the AOS. Bottesford is surrounded by adjacent character area 1: Vale of Belvoir, with which the AOS has intervisibility to the south.

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

LCU 1: Vale of Belvoir:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;
- River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;
- The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;
- A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;
- The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;
- Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;
- Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;
- In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;
- Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;
- Locally prominent woodland is found in parkland around Colston Bassett Hall;
- Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive; • Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe; • Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ; • Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties; • Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees; • A linear dispersion of farms and larger farm buildings mostly situated close to roads; • Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge; • Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline; • Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides; • Overhead lines are visible over the area due to the low-lying landform; • Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.
	 In addition the following landscape sensitivities are identified in relation to this LCU: The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges; The tranquil and strongly rural nature of the area; Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields; Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages; Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill);

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	 The rural patchwork character of views from Belvoir Castle across the vale; The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).
	Whilst many of the above characteristics and sensitivities are not applicable to the AOS, relating to the expansive wider landscape of the vale, a number are applicable. These are areas of ridge and furrow field systems, distinctive vernacular settlements (e.g. Bottesford), church spires and views to Belvoir Castle and scarp.

4.85 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	A relatively flat floodplain topography associated with a broad tributary river valley. A wooded / treed skyline character persists to much of the defined settlement boundary, creating a logical and defensible settlement boundary. This has partly been breached to the southwest corner with in-progress construction of a residential development immediately south of the playing fields and bowling greens off Belvoir Road. To the south, skylines are much more open and expansive, with the prominent and undeveloped, largely open north facing ridge on which Belvoir Castle is located, forming the distant horizon.
Landscape scale and pattern, including cultural/historic pattern	The area is mostly defined by intact small scale fieldscapes (original settlement edge 'closes') and crossed by a network of PRoW. An area of well-defined ridge and furrow is also apparent within the pastures near to the south eastern boundary of Bottesford, as well as medieval village earthworks near Manor Farm. This appears to relate to the historic core of the settlement (which retains a good degree of its original form) at this point. The grade I listed 13th-15th century Church of St Mary and its prominent crocketed 19th century limestone spire form a key landmark and essential part of the cultural pattern here. The eastern part of the area is defined by Manor Farm (a red brick Georgian gentleman farmer's house) and its grounds/minor parkland and by pastoral fields which form the setting to the compact historic hamlet of Easthorpe, defined mostly by small scale vernacular buildings in a leafy setting. To the south of the area, towards the A52, is a larger scale arable field pattern, which has a strong visual relationship with the land in the existing identified (in the ADAS report) AOS boundary. The A52 and associated vegetation effectively forms a dividing barrier feature at this point.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	The area forms a perceptible gap between the settlements of Bottesford and Easthorpe and makes a significant contribution to the rural character and setting of both settlements. This is reinforced by the largely unaltered quality of Easthorpe and the fact that the south eastern quadrant of Bottesford has experienced a relatively low degree of recent expansion in comparison to other parts of the village. The small scale intact field pattern and the presence of areas of medieval ridge and furrow field systems further add to the sense of rurality and are sensitive to change. The area is crossed by a well-used network of PRoW, indicating its recreational value to the local community.
Views, visual character and intervisibility	Views are filtered in character in the northern and eastern parts of the area, due to the presence of mature trees and largely intact small scale historic rectilinear field patterns. To the south, a more open and expansive visual character persists, due to the larger scale of the landscape pattern. This creates intervisibility with the prominent north-facing ridge in the mid-distance, upon which Belvoir Castle is sited. The spire of St Mary's Church forms a prominent landmark in almost all views back to Bottesford from within the Area of Separation.



Criteria

Commentary and judgements

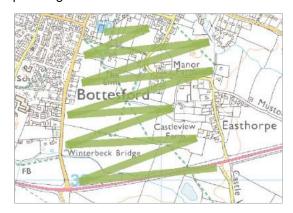
Recommendations and justification:

Retain, conserve and protect, due to its historic landscape character and historic landscape features, small scale and sense of intactness as well as the perceptible separation it creates between Bottesford and Easthorpe. It prevents Easthorpe being absorbed within Bottesford and as such is important in maintaining individuality of settlement character and setting. These settlements have very different characters of a historic hamlet (Easthorpe) and expanded settlement (Bottesford) with historic core.

The protected area should be extended to the south as far as the A52, since this visually reads as part of the same landscape. Expanding the area in this way would also limit further settlement expansion to the south eastern quadrant of Bottesford. It is noted in this connection that a site on the eastern side of Belvoir Road is currently being built out for housing. Any development which extended further into the area could have a negative impact on the sense of separation and the legibility of important, small scale historic landscape features within. It is important to conserve the strong visual relationship between this historic landscape and the church to the north and Belvoir Castle in the distance to the south. There are important historic features including fields, boundaries and built form that are highly sensitive to encroaching development footprints and these should be conserved through appropriate landscape proposals.

Recommendation: Extend

4.86 The area identified within the ADAS (2006) report is considered to be sensitive to development and important for maintaining the individual character of the two settlements. In order to ensure that this historic landscape setting is conserved the AOS should be extended south to the A52, to ensure that the individual characteristics of Bottesford and Easthorpe are retained. Figure NO318 PLO4-2 demonstrates the area to be considered in making planning decisions.





Bottesford - Normanton

4.87 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.88 This area considers the medium scale arable landscape between the compact linear hamlet of Normanton and the north edge of the large village of Bottesford. The northern edge of Bottesford is clearly defined by the railway line and associated vegetation and landform.



Looking northwest along the public footpath across fields to the south of Bottesford, towards the church and southern edge of the settlement

District Landscape Character Context:

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)

2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)

Area 1: Vale of Belvoir (AOS is also directly adjacent to area 2: Bottesford to the south):
Described in the 2006 LCA as 'An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires'.

Key characteristics (from the 2006 LCA):

- Expansive vale
- String of nucleated villages
- Strong rectangular field pattern of mixed farming bounded by hedges
- Local stone in houses and churches

All of the above characteristics are represented in the AOS, although the rising land, foothills and scarp of Beacon Hill to the east of the AOS present an anomaly. LCU 1: Vale of Belvoir:

Key characteristics (from the 2014 Landscape Sensitivity Study):

- Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;
- River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;
- The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;
- A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;
- The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;
- Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;
- Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;
- In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;
- Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;
- Locally prominent woodland is found in parkland around Colston Bassett Hall;
- Clumps of woodland associated with water courses, along the Grantham Canal and maturing

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive; • Small scattered villages throughout the area include the linear settlements of Kinoulton, and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe; • Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ; • Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties; • Settlements are dispersed and tend to have rooflines visible within wooded edges Villages often contain one main street or a couple with a small junction including a small grassed area and trees; • A linear dispersion of farms and larger farm buildings mostly situated close to roads; • Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge; • Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline; • Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides; • Overhead lines are visible over the area due to the low-lying landform; • Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.
	 In addition the following landscape sensitivities are identified in relation to this LCU: The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges; The tranquil and strongly rural nature of the area; Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields; Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages; Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	feature (including the good views from Beacon Hill); The rural patchwork character of views from Belvoir Castle across the vale; The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).
	A number of the above characteristics and sensitivities are represented in the AOS, notably the tranquil rural character. Expansive views over the vale from Beacon Hill and foothills are also apparent.

4.89 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	Topography to the north of Bottesford is that of a prominent ridge/scarp (Beacon Hill) and associated foothills grading into gently undulating land to the south and west of Normanton. Bottesford sits at the foot of the south facing slope of the scarp. Beacon Hill is an expansive area of grassland and hillsides under mainly arable cultivation, presenting a prominent and undeveloped skyline which visually and physically separates the two settlements. On the lower lying land to the west of Beacon Hill skylines are defined by an interlaced network of field boundary hedgerows and the heavily vegetated corridor of the disused railway line to the west.
Landscape scale and pattern, including cultural/historic pattern	A simple arable enclosure field pattern of rectilinear form and medium scale. Localised variations are introduced by the vegetated route of the disused railway line and the sinuous, tree lined course of a tributary stream to the west. As such the landscape is characterised by layers of vegetation in its lower lying areas, with a simpler pattern on the rising land of Beacon Hill scarp and foothills.
Aesthetic and perceptual quality including landscape experience/recreational value and tranquillity	A tranquil rural character is imparted by the scarp (almost 'downland' quality, albeit overlaid with arable cultivation). The historic core of Bottesford and the prominent limestone church of St Mary and associated spire, nestled in the lower lying land and surrounded by farmland, are prominent features from the scarp top. The landscape is otherwise lightly settled and the patchwork of arable fields and boundary hedgerows further accentuates this quality.
Views, visual character and intervisibility	Visual character and intervisibility varies across the area. Expansive views and wide intervisibility are available from the scarp top at Beacon Hill, with views elsewhere more filtered by virtue of lower lying landform and field boundary vegetation.

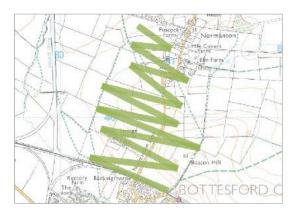
Recommendation and justification:

Beacon Hill itself and the associated escarpment is of such elevation and visual prominence, and is sufficiently removed from the settlement pattern, that it would not be recommended as a potential development location. There is, however, merit in designating the lower lying land around Normanton as an Area of Separation, in order to retain the compact settlement form and maintain the perception of a settlement gap between Normanton and Bottesford. It is not considered that the Area of Separation would need to extend as far south as the railway line, since this forms a natural and defensible check to development at Bottesford North in any case.

Recommendation: Amend



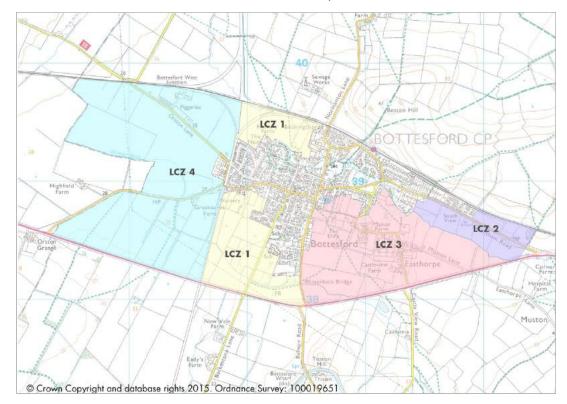
4.90 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. The figure below (full reference at figure N0318 PL04-2) demonstrates the area to be considered in making planning decisions.



Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.91 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Bottesford, having taken account of the work in 2006 and 2014 landscape studies.



District Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Area 1: Vale of Belvoir: 'An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires'. Area 2: Bottesford: 'A nucleated townscape, prominent within the Vale, and nearby village with surrounding pastures, streamsides and transport routes'.	 LCU 1: Vale of Belvoir: The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges; The tranquil and strongly rural nature of the area; Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields; Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages; Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill); The rural patchwork character of views from Belvoir Castle across the vale; The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).

Landscape sensitivity analysis

4.92 The landscape sensitivity analysis for the LCZs within the settlement fringe is presented below.

LCZ 1 Bottesford Central



Looking east towards the western settlement edge, from the dismantled railway footpath

LCZ 1: Bottesford Central area	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The LCZ is in two parts – divided by the main settlement area of Bottesford. It is partly indented into the south-western settlement edge (late 20th century cul-de-sac development), with Belvoir High School, community centre and associated grounds/playing fields effectively integrating much of the LCZ with the wider landscape. Aspects of the settlement edge have an exposed character. The LCZ also considers a small parcel of land between the northern settlement edge and the railway line. This is defined by a well vegetated, integrated late 20th century settlement edge, with wider visual integration created by the wooded corridor of the railway line. A small industrial estate with an exposed edge lies in the north-eastern part of the LCZ.
Topography and skylines	A flat to gently undulating valley floor topography. Settled skylines lie to the north, with horizons more open and undeveloped to the south and west, interlaced with hedgerows/tree lined A52 and with the prominent north facing ridge forming the southerly horizon beyond. The flat to gently undulating character also applies to the land parcel directly north of the settlement, to the south of the railway line, albeit with localised artificial variation introduced by the railway embankment and disused railway curves and line to the west. This LCZ is mostly defined by strongly wooded skylines to all sides, which effectively foil perception of development, save for the industrial development to the northeast which forms the immediate horizon in this location.
Landscape scale and pattern including cultural	A small scale rectilinear agricultural (mostly pastoral) field pattern, and with a rural lane character to the southern part of Belvoir



LCZ 1: Bottesford Central area	
Criterion	Sensitivity to residential development: Commentary
Pattern Aesthetic and perceptual	Road, which forms a positive southern gateway to Bottesford. The southern boundary of the LCZ is formed by a tree-lined tributary brook and the western boundary is defined by a heavily vegetated disused railway line cutting. Some of the fields adjacent to the settlement edge contain medieval ridge and furrow field systems, which would be sensitive to residential development due to impact on their legibility. The northern parcel consists of an expanded agricultural field to its western half, with distinctive and sensitive ridge and furrow to the eastern part. All parts are mostly fringed by wooded settlement edge / railway embankment and densely vegetated disused railway lines and curves. A small area of scrub vegetation lies directly north of the industrial estate, adjacent to the railway line. A tranquil rural character is imparted by the brook and the rural
quality including landscape experience and tranquillity	lane at Belvoir Road and by the pastoral land use, together with surviving aspects of the pre-enclosure agricultural pattern. However, local erosions are created by the A52 to the south, the presence of the school to the west and aspects of the settlement edge where a partly exposed quality persists. This level of intrusion is also reflected in the north, due to the railway line.
Views, visual character and intervisibility	Contained by field boundary hedgerows (and vegetated railway embankments in the north), but with longer ranging views to the elevated scarp and Belvoir Castle to the south.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to residential development is judged to be medium to high , in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. Aspects which locally reduce sensitivity include the contained visual character, perceptual intrusions and 'edge' influences such as the school, railway and the A52. Within this judgement, the larger scale western half of the northern land parcel immediately south of the railway line is less sensitive (medium sensitivity) by virtue of its enclosed, settlement influenced character.

- 4.93 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Development could be well contained within the southern parcel, by existing landscape features and in relation to the existing settlement boundary. However, this parcel contains historic features (ridge and furrow) that are sensitive to development footprints and should be taken into consideration in any proposals. Historic features should be conserved, enhanced and better interpreted as valuable parts of a local green infrastructure network that links new and existing spaces;
 - The land to the north (particularly the larger western fields) could accommodate a quantum of well-integrated and sensitively designed development of no more than two



- storeys, provided it respected, conserved and enhanced existing landscape structure. The adjacent ridge and furrow to the east would be more appropriately conserved as part of a local green infrastructure network to integrate new and existing green spaces;
- A portion of well-integrated and landscape sensitive development could be accommodated within this LCZ, through incorporation of existing important landscape pattern and features in design proposals;
- Any development should maintain the existing, well-defined settlement edge character and should have a strong relationship to the existing settlement through integration of a strong green infrastructure strategy that links new and existing green spaces.

LCZ 2 Bottesford Northeast



Looking south across local fields to the east of Bottesford, from Grantham Road

LCZ 2: Bottesford Northeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The LCZ abuts the existing settlement edge on the extended eastern edge of Bottesford – with a modern (late 20th century) and partly exposed settlement edge to the west, which has enhancement and mitigation potential. As such the LCZ forms the eastern gateway to Bottesford. There is no distinct gateway and the village approach is defined by 'edge' influences such as visible modern development and paddocks within the pasture fields south of the railway line. A gently undulating valley landform, interrupted to the north by the
Topography and skylines	vegetated railway embankment which in large part defines the skyline at this point. To the south, views are available to the distant north facing ridge on which the Belvoir Castle estate is sited, albeit filtered by interlaced field boundary vegetation which imparts a moderately leafy, enclosed character to the landscape.
Landscape scale and pattern including cultural pattern	A small scale field pattern is associated with the line of the River Devon running east-west, to the south of the Grantham Road. The watercourse and associated riparian vegetation impart a riparian character, as do the adjacent fields of pastoral grazing. This relative intricacy of landscape scale and pattern would be sensitive to residential development, in character terms, although the more eroded 'edge' influenced land between the Grantham Road and the railway line would be less sensitive for those reasons.
Aesthetic and perceptual	This LCZ has two perceptual aspects – a tranquil, riparian



LCZ 2: Bottesford Northeast	
Criterion	Sensitivity to residential development: Commentary
quality including landscape experience and tranquillity	character associated with the watercourse in the south and a more urban influenced character due to the Grantham Road, settlement edge and railway in the north. The more tranquil southern part would be more sensitive, due to the vulnerability of the landscape experience to the effects of residential development.
Views, visual character and intervisibility	A contained visual character is created by the vegetated railway embankment, field boundary vegetation and the vegetated watercourse corridor. These aspects all reduce sensitivity to residential development in visual terms.
Overall landscape sensitivity: Judgement and comment	Overall this area is considered to have a medium sensitivity to residential development, by virtue of the small scale intact landscape pattern to the south, offset by the settlement edge influences to the north, as well as the contained visual character. It is recognised that within this judgement, the small scale riparian influenced land to the south would have a far higher landscape sensitivity in this context.

- 4.94 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Any development would be better concentrated in landscape and visual terms within the parcel of land between Grantham Road and the railway line, as this would avoid the most sensitive landscape features and offers enhancement potential due to the scope to create a better integrated landscape edge to the settlement than currently exists;
 - Land to the south of Grantham Road associated with the riparian corridor is more sensitive and would be best conserved and enhanced as part of a local green infrastructure network for Bottesford, linking into the existing public spaces to the east of the village;
 - Land to the south of Grantham Road is also important in maintaining separation between Easthorpe and Bottesford in order to conserve the separate settlement characters and historic landscape features;
 - Development should seek to achieve a gradation of development density to the outer edges along Grantham Road and towards the watercourse, linked with new green space provision. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences.



LCZ 3 Bottesford Southeast



Looking northwest towards the southeast extent of Bottesford, from a public footpath across fields to the south of Bottesford

LCZ 3: Bottesford Southeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	This LCZ forms the southern gateway to the historic hamlet of Easthorpe. Easthorpe is characterised by many vernacular buildings with traditional local red brick and tile, painted brick and render and thatch all evident. Due to the intact and only lightly altered character of the hamlet this forms a very positive settlement gateway which would be highly sensitive to further residential development. The situation is very similar to the north of Easthorpe and the green setting here provided by pastoral fields is important in defining the perceptual separation between Easthorpe and Bottesford.
Topography and skylines	A gently undulating valley floor topography with skylines defined by interlaced mature field boundary vegetation and, at distance, the south facing escarpment of Beacon Hill and the north facing ridge on which Belvoir Castle and estate are sited. Whilst existing historic development within Easthorpe forms the horizon at points, this has a dispersed, loose and open character, which would be sensitive to further development. The historic church spire at Bottesford forms a prominent skyline element in some views.
Landscape scale and pattern including cultural pattern	A generally small scale and historic landscape pattern around the settlement edges is defined by intimate, early field enclosures/'closes' associated with the historic settlement. Remnants of the medieval field systems in the form of prominent ridge and furrow earthworks, also survive and are clearly legible to the west of the hamlet. Other aspects of the landscape pattern relate to the minor parkland landscape of the Georgian residence at Manor Farm, as well as the medieval village earthworks near Manor Farm. Some larger scale fields towards the south of the LCZ adjacent to the A52 and separate from the settlement edge.
Aesthetic and perceptual quality including landscape experience and tranquillity	A tranquil and rural character is created by the predominantly small scale traditional vernacular settlement of Easthorpe, set within a framework of mature trees and also by the small scale fields of cattle grazed pasture. There is no sense of being within close proximity to the town of Bottesford. This sense of tranquillity and detachment would be highly sensitive to further residential development.
Views, visual character	Views are largely kept short by mature trees and by interlaced field



LCZ 3: Bottesford Southeast	
Criterion	Sensitivity to residential development: Commentary
and intervisibility	boundary vegetation, as well as the vernacular cottages and domestic gardens within Easthorpe itself. Whilst the sense of containment would ordinarily reduce visual sensitivity, the green space foreground and setting created by the patchwork of small scale pastoral fields are in this case intrinsic to Easthorpe's character and, therefore highly sensitive to residential development in visual terms.
Overall landscape sensitivity: Judgement and comment	This LCZ has high overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.

- 4.95 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the intactness of features and the historic character of this LCZ, the landscape of this area is sensitive to development footprints. Any development that comes forward in this landscape should, therefore, have careful consideration of the landscape features and historic landscape legacy elements. These should be conserved, enhanced and where appropriate interpreted as part of a local green infrastructure network in line with the parallel Areas of Separation assessment for Bottesford and Easthorpe above (paragraph 4.83);
 - It is noted that a new development is in progress on the southern extents of Bottesford, in the west of this LCZ. Development should be well integrated with the landscape pattern and a defensible edge created by appropriate treatment to tie in with adjacent landscape features. Prominent development edges should be avoided in order to retain the rural and tranquil character of this LCZ, which is an important local resource;
 - Some development could be accommodated adjacent to the southern edge of the existing settlement and should have regard for the small scale landscape pattern and features of this space. As part of any development in this area, strong green links between the landscape to the south and central green spaces (churchyard, playing field etc.) should be encouraged in order to contribute to a robust green infrastructure network;
 - Any development should conserve and enhance views/visual corridors to the church of St Mary and to Beacon Hill wherever possible, seeking opportunities to create new views to these features within any development
 - It is important that the small scale field network associated with the recreation and cricket ground, setting of historic buildings including Manor Farm and The Elms and providing



- separation between the edge of Bottesford and Easthorpe, are retained as part of the strategic green infrastructure network;
- Seek to achieve a gradation of development density to the outer edges, linked with new green space provision. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences.

LCZ 4 Bottesford West



Looking south along the western settlement edge of Bottesford, from Orston Lane

LCZ 4: Bottesford West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	This LCZ abuts the modern western edge of the much expanded town of Bottesford. The edge includes a mix of late 20th century houses with a largely open relationship to the wider landscape, and a small scale industrial estate with a weak and poorly defined landscape interface/exposed aspect. These elements reduce landscape sensitivity in these terms and indeed create landscape mitigation and enhancement potential which could potentially be realised to a degree through sensitively sited and designed development.
Topography and skylines	Topography is that of a broad and largely flat valley floor, albeit with localised variations created by the disused railway cutting and associated disused railway curves. As such there is little sensitivity to residential development in landform terms. Immediate horizons to the east are formed by the units within the Industrial Estate, although the undeveloped skylines to the west and views to the distant north facing ridge on which Belvoir Castle is sited would be sensitive to residential development. However, aspects such as the pylon line in the mid-ground introduce developed influences to some horizons, and reduce sensitivity to development.
Landscape scale and pattern including cultural pattern	The predominant landscape pattern appears to be that of parliamentary enclosure with some erosion created by twentieth century agricultural intensification (field merging/boundary loss). A series of mainly arable fields are set within a medium scale rectilinear hedgerow boundary network with occasional hedgerow trees. Localised variation and landscape texture are introduced by



LCZ 4: Bottesford West	
Criterion	Sensitivity to residential development: Commentary
	the vegetated cutting of the disused railway and the railway curves. Overall, there are few features which would be sensitive to residential development with respect to landscape pattern.
Aesthetic and perceptual quality including landscape experience and tranquillity	A mostly rural character, albeit with prominent intrusions due to the sheds of the industrial estate and the visible modern settlement edge, plus the pylon line, all of which reduce the sensitivity of the landscape to residential development in aesthetic and perceptual terms.
Views, visual character and intervisibility	By virtue of the low hedgerows, generally sparse tree cover and the expanded field pattern, this LCZ is characterised by relatively expansive and open views, which would, therefore, be sensitive to residential development. There is intervisibility with the prominent church spire of St Mary's to the north east and Beacon Hill beyond, both of which form important elements of such views.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity to residential development is judged medium to low . This is due to the existing exposed settlement edge which affords a degree of enhancement potential, the eroded, simple landscape pattern and the partly eroded/'edge' influenced perceptual landscape character. It is recognised, however, that due to its open visual character and degree of intervisibility, the visual sensitivity of the LCZ is higher than its landscape character sensitivity.

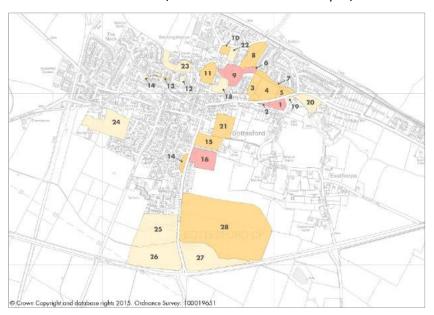
- 4.96 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The LCZ has the potential to accommodate a degree of sensitively designed residential development in proximity to the existing settlement edge and within an enhanced and restored existing field boundary network. This would assist in improving the existing settlement edge, its landscape and visual connectivity, and in creating a more attractive green gateway to the settlement than currently exists in this location;
 - Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision, to create a porous, gently foiled (rather than blanket screened) landscape edge. This should also be tied in with reduced building storey height/long gables/low rooflines (maximum of two storeys to the edge) to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences;
 - Conserve and enhance views/visual corridors to the church of St Mary and to Beacon Hill
 wherever possible, seeking opportunities to create new views to these features within any
 development;



 Development proposals should contribute to a local green infrastructure network, which should connect to the existing spaces identified within the settlement.

Protected Open Areas Assessment

4.97 A total of 28 existing and proposed Protected Open Areas (POA) has been considered within the settlement of Bottesford (see **Annexe 1** for full analysis).



- 4.98 The strength of appropriateness for the POA being protected as Local Green Spaces, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (refer to **Table 3.5**).
- 4.99 Five of the 28 spaces in Bottesford strongly meet the established criteria:
 - Jubilee Garden (No.1)
 - Sensory Garden (No.2)
 - Duck ponds (No.6)
 - Churchyard and periphery (No.9)
 - Cricket pitch and bowls club (No.16)





Duck ponds (No.6)

Sensory garden (No.2)

- 4.100 These spaces are in close proximity to the local community and form an essential part of the village, providing strong physical and visual connections through the settlement. The spaces provide a variety of functions including informal recreation, setting of built form, spaces for nature and heritage setting. They are predominantly intimate spaces providing different experiences for the community, from functional recreational space to reflective space. Each of the spaces has signs of positive use and they are clearly linked to the community.
- 4.101 The churchyard and periphery (No.9) provide the strongest representation of key characteristics defined at the local level, containing the dominant church and having strong intervisibility with the River Devon around the perimeter. The river enters the village from the southeast but becomes most evident as it flows round past the duck ponds and churchyard. The banks of the river could be better managed in order to make the river more apparent through spaces No.6 and No.7, as well as to enhance landscape and biodiversity connectivity.
- 4.102 The other 23 spaces show a combination of criteria 2 and 3. Some of these spaces are private gardens and are not accessible to the community. Other spaces have fewer social and quality of life functions, show signs of neglect or are a large tract of land that does not relate to the local community.
- 4.103 Overall it is important for spaces to link (visually and / or physically) as part of a green infrastructure network; for example those spaces in the north of the settlement that link through from the railway station to the church and potentially to the recreation ground.

Frisby on the Wreake

Assessment of Areas of Separation

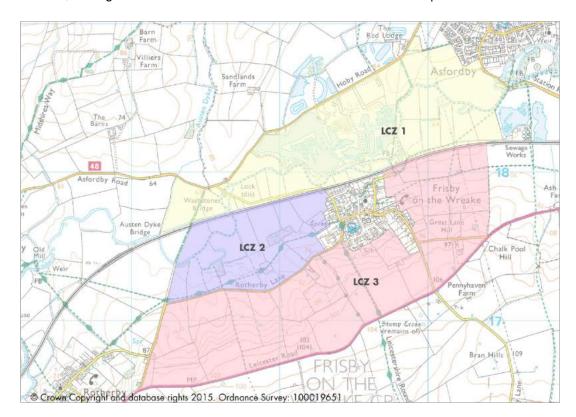
Asfordby - Frisby on the Wreake

- 4.104 This Area of Separation is identified and considered in **paragraphs 4.49 to 4.52** above.
- 4.105 The recommendation for this AOS is **Not required**.
- 4.106 The area was identified through the Issues and Options (2015) consultation. Although the area is sensitive in parts to development, it is considered that the sense of separation would be maintained by existing landscape features and constraints. It is not necessary to designate this area.

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.107 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Frisby on the Wreake, having taken account of the work in 2006 and 2014 landscape studies.





District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
Area 12: Wreake Valley: 'A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge'.	 LCU 9: The Leicestershire Wolds: Wreake Valley: The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake; Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park); Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks; Scenic and special qualities including attractive compositions of river and vegetation; River habitats, pools and other wetland habitats (some recognised as SSSIs); Areas of ridge and furrow.

Landscape sensitivity analysis

4.108 The landscape sensitivity analysis for the LCZs within the settlement fringe is presented below.

LCZ 1 Frisby on the Wreake North



Looking west along the River Wreake across the northern edge of Frisby on the Wreake, from the public footpath off Mill Lane

LCZ 1: Frisby on the Wreake North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The railway line effectively defines the northern settlement parameters, and creates a defensible settlement edge, integrating it with the wider landscape to the north. This LCZ would, therefore, be sensitive to further development which would potentially change the settlement form.
Topography and skylines	Topography is that of a broad, essentially flat valley floor associated with the meandering course of the River Wreake. An extensive series of woodlands and tree fringed lakes (the legacy of mineral extraction) lie beyond, defining the greater part of the area. Skylines are, therefore, mostly undeveloped and sensitive to further development, although the southern skyline is of a settled character (edge of Frisby and the railway), but well integrated by tree planting.
Landscape scale and pattern including cultural pattern	Where the 'original' landscape pattern remains (not altered by mineral extraction), this is of a small scale, intact and predominantly pastoral character. The pattern in such areas is in part overlaid upon areas of ridge and furrow field systems (thin swathe north of the railway line). Such patterns would be vulnerable to development footprints by virtue of the potential for impact on their integrity/legibility. Whilst many other aspects of the landscape's pattern and scale have been altered for mineral extraction, the legacy of this use has often created richness and texture in the landscape – a mosaic of wetland habitats. The relative complexity of such environments would be vulnerable to development footprints for similar reasons to the historic, small scale landscape pattern.
Aesthetic and perceptual quality including landscape experience	A tranquil lowland wetland landscape of woodland fringed lakes and ponds, meadows and pasture fields, with only localised intrusions in the form of settlement and the railway line. The



LCZ 1: Frisby on the Wreake North	
Criterion	Sensitivity to residential development: Commentary
and tranquillity	general relative tranquillity of the landscape experience would be vulnerable to residential development footprints.
Views, visual character and intervisibility	A filtered visual character is created by the wet woodlands, plantations and mature tree belts. The often contained visual character reduces susceptibility and sensitivity in visual terms. However, areas of pastoral fields with a more open visual character and slightly greater degree of intervisibility with other parts of the LCZ would be more susceptible / sensitive in visual terms.
Overall landscape sensitivity: Judgement and comment	The overall landscape sensitivity of this LCZ to residential development is high , by virtue of the existing well-integrated settlement edge, defined by the railway and river, medium scale landscape pattern with complex vegetation patterns and tranquil setting of the riparian landscape. There is a strong sense of detachment of this LCZ from the existing settlement edge. The visual character is generally contained, with glimpses of the edge of Asfordby and church spire to the northeast. There is a generally intimate and tranquil character and development would be best avoided in this area.

- 4.109 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sense of separation established by the railway and associated vegetation, combined with the sensitivity of this landscape and the complexity and intricacy of the landscape pattern described above, development would be best avoided in this LCZ;
 - Seek instead to conserve valued historic and riparian features and habitats as integral parts of a local green infrastructure network that links into the village.

LCZ2 Frisby on the Wreake West



Looking northeast across the lower lying river valley landscape towards the southwest edge of Frisby on the Wreake, from Rotherby Lane



LCZ 2: Frisby on the Wreake West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The settlement edge at this point is generally well integrated and set within a dense network of well-treed hedgerows and a series of small scale fields overlaid on extensive areas of ridge and furrow. It is well defined by the small scale fields with hedgerow boundaries. A small scale and sensitive settlement edge which would be vulnerable to expansion.
Topography and skylines	Topography is that of a broad and essentially flat valley floor associated with the meandering course of the River Wreake which partly extends into the LCZ.
Landscape scale and pattern including cultural pattern	A small scale pastoral landscape with an intimate network of largely intact hedgerows overlaid upon a clearly defined series of ancient ridge and furrow field systems. Further intricacy is created by the meandering course of the River Wreake to the north and associated riparian vegetation, and by occasional small scale woodland blocks. All of these features would be susceptible to change arising from residential development due to the potential to impact development could have upon their legibility. The railway to the north creates localised severance within the landscape pattern.
Aesthetic and perceptual quality including landscape experience and tranquillity	An essentially rural, small scale, lush pastoral and floodplain landscape. These landscape qualities would be susceptible to change arising from residential development, due to its potential impact on the integrity of the landscape experience. The Leicestershire Round long distance route passes through this LCZ and is an important recreational resource.
Views, visual character and intervisibility	Due to the intactness of the landscape pattern, a generally intimate and enclosed visual character with little opportunity for intervisibility. Shorter, contained views that are less susceptible to development impacts.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium to high , in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. There is a generally enclosed visual character, with a well-integrated settlement edge and a combination of walled and vegetated boundaries.

- 4.110 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The existing settlement edge is generally well integrated in views across the low-lying landform of the northern edge of this LCZ, due to the landform allied with the relatively intact field boundaries. With this in mind any development brought forward in this LCZ should have consideration of the existing edge character;



- Any development should be of an appropriate scale, contained by existing landform and landscape features, and should not encroach on the character of the River Wreake valley nor the rising landform to the south of the LCZ;
- Any development brought forward should have regard for identified sensitive features and landscape patterns, and should be well integrated with the existing settlement edge;
- Efforts should be concentrated upon securing, conserving and enhancing aspects of the historic and riparian landscape pattern as essential parts of a local green infrastructure network to link spaces through the village and wider riparian landscape.

LCZ 3 Frisby on the Wreake South



Looking east across undulating, sloping fields south of Rotherby Lane, towards the southern fringe of Frisby on the Wreake

LCZ 3: Frisby on the Wreake South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The settlement edge which forms the northern interface with this LCZ is mostly integrated by virtue of garden boundary vegetation, hedgerows and trees, and the rising landform of the valley side to the south. As such the existing settlement boundary is logical, defensible and contained by existing constraints. The eastern settlement edge is partly exposed, but bounded by extensive areas of ridge and furrow which form a notable constraint to development.
Topography and skylines	An undulating valley side topography (the LCZ forms part of the north-facing slopes of the Wreake Valley). Skylines are essentially open and undeveloped – the ridge beyond to the south forms the visual backdrop to Frisby on the Wreake. Topography and skyline character both have a degree of susceptibility and sensitivity to residential development due to the potential for adverse change to their character.
Landscape scale and pattern including cultural pattern	A medium scale agricultural landscape of relatively simple pattern – a mostly intact network of rectilinear field boundary hedgerows define pastoral and arable fields. Medieval ridge and furrow field systems are clearly apparent to parts of this LCZ.
Aesthetic and perceptual quality including landscape experience	A rolling agricultural landscape of essentially intact rural character. Such an experiential dimension would be vulnerable to change arising from residential development.



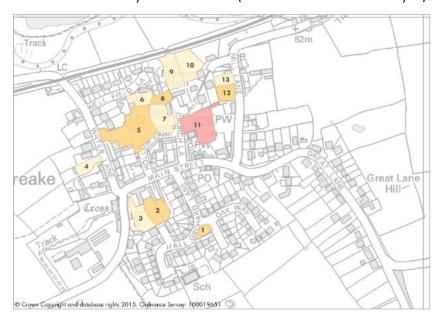
LCZ 3: Frisby on the Wreake South	
Criterion	Sensitivity to residential development: Commentary
and tranquillity	
Views, visual character and intervisibility	Views from the rural road network which crosses the LCZ are often channelled and framed due to the density of hedgerows. Elsewhere (arable fields), a more open visual character persists within the LCZ, and this would be more sensitive to change. The field boundary hedgerow network across the area, however, filters the level of intervisibility.
Overall landscape sensitivity: Judgement and comment	The overall landscape sensitivity of this LCZ to residential development is medium , due to the medium scale landscape that is contained by rising topography to the south, up to Leicester Road. The settlement edge is relatively well integrated by vegetation across the slopes. The landscape pattern shows some signs of erosion, with some hedgerows removed creating larger scale fields. There is evidence of historic landscape elements such as intact hedgerows and ridge and furrow field systems, which would be best avoided in relation to development. It is recognised that these features, and the more intact and small scale landscape in the eastern part of the LCZ, would have a greater sensitivity to residential development, within the medium overall landscape sensitivity judgement.

- 4.111 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The historic landscape pattern of this LCZ is particularly sensitive to development footprints and would influence the type and size of development that could be accommodated in this area;
 - Any development that comes forward should be set within existing landscape patterns, not extend across tracts of land outside of the existing settlement line and look to conserve identified important features;
 - Development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision and the historic landscape. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass on the sloping landform, and a simple, muted materials palette including timber, painted render and local brick.
 - Features such as ridge and furrow field systems would be best conserved, enhanced and interpreted as part of a green infrastructure network.



Local Green Space Assessment

4.112 A total of 13 existing and proposed Protected Open Areas (POA) has been considered within the settlement of Frisby on the Wreake (see **Annexe 1** for full analysis).



- 4.113 The strength of appropriateness for the POA being protected as Local Green Spaces, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (refer to **Table 3.5**).
- 4.114 One of the spaces within Frisby on the Wreake meets the established criteria:
 - Churchyard (No.11)



Churchyard (No.11)

Central verge (No.1)

- 4.115 The churchyard (No.11) is relatively central and easily accessible, via a footpath that passes through in an east-west direction. It is a large open space that is important in providing the setting to the grade I listed Church of St Thomas of Canterbury. The churchyard is a valuable community and heritage asset that contributes to a green walking route through the village to the wider landscape. It would benefit from further management to improve the biodiversity value.
- 4.116 Other spaces in the settlement range from intrinsic spaces such as road verges and green

- wedges to enclosed, private gardens. Few of these have potential to meet the criteria for designation as a Local Green Space due to having fewer social and quality of life functions and being inaccessible to the community.
- 4.117 The allotments (No.2), green space (No.8) and graveyard (No.12) have some potential to improve the functionality and accessibility to the community and should be appropriately reinforced / enhanced.
- 4.118 Other spaces may be important contributors to the village character, but not suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate.

Long Clawson

Assessment of Areas of Separation

Long Clawson - Hose

4.119 This AOS was put forward through Issues and Options consultation and the area shown on the map is an interpretation of comments received through this process.



4.120 This area considers the medium scale rectilinear landscape and gently undulating land between the northeast edge of Long Clawson and the village of Hose in the vale to the northeast.



Looking southwest along Hose Lane towards the eastern edge of Long Clawson

District Landscape Character Context:

2006 LCA (Landscape and Historic 2014 Landscape Sensitivity Study: LCU context (principal LCUs represented) **Urban Character Assessment Report):** Character area context (principal character areas represented) LCU 1: Vale of Belvoir: <u>Area 7: Village Pastures:</u> This area is described in the 2006 LCA as 'A Key characteristics (from the 2014 Landscape Sensitivity Study): distinctive traditional pastoral landscape and Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as attractive nucleated villages with a strong pattern Belvoir Ridge in Leicestershire to the south; of small fields often with historic features, enclosed River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by by abundant hedgerow trees'. riparian vegetation on its steep banks; Key characteristics (from the 2006 LCA): The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular Traditional stone built villages recreational feature: A remote rural character across the whole area, with occasional views to scattered villages and Small field with Ridge & Furrow Enclosed by ancient hedgerows with individual farms although mostly a remote, tranquil and undeveloped character; The majority of land use is arable farmland although closer to the village fringes smaller pasture fields abundant hedgerow trees become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling; All of these characteristics are represented in the AOS, with ridge and furrow particularly apparent Large scale regular patterned fields are common to the west of the area, although medium sized fields in proximity to settlement edges. are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate The AOS is bounded by character area 1: Vale of with the pattern and scale of arable fields. There are more trees around the pastoral fields which give Belvoir, with area 3: Wolds Scarp directly south a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the of Long Clawson. land gently slopes the field pattern becomes more irregular; Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads; In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands; Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms; Locally prominent woodland is found in parkland around Colston Bassett Hall;

Clumps of woodland associated with water courses, along the Grantham Canal and maturing

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive; • Small scattered villages throughout the area include the linear settlements of Kinoulton, and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe; • Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ; • Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties; • Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees; • A linear dispersion of farms and larger farm buildings mostly situated close to roads; • Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge; • Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline; • Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides; • Overhead lines are visible over the area due to the low-lying landform; • Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.
	 In addition the following landscape sensitivities are identified in relation to this LCU: The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges; The tranquil and strongly rural nature of the area; Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields; Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages; Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)	2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)
	feature (including the good views from Beacon Hill); • The rural patchwork character of views from Belvoir Castle across the vale; • The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).
	A number of the above characteristics and sensitivities are represented in the AOS, notably the tranquil rural character and small scale landscape pattern, plus the presence of ridge and furrow field systems. LCU 2: The Leicestershire Wolds: Belvoir Scarp lies directly south of Long Clawson.

4.121 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in **paragraph 3.9**.

Criteria	Commentary and judgements
Topography and skylines	Topography is predominantly flat with some undulations around the edge of Long Clawson. The landform is overlaid with a network of enclosure field boundary hedgerows, creating an interlaced and largely undeveloped skyline. The linear settlement of Long Clawson lies to the south set against a distinctive and part wooded scarp slope backdrop (at distance).
Landscape scale and pattern, including cultural/historic pattern	A small to medium scale rectilinear enclosure field pattern overlaid in part upon areas of ridge and furrow field systems. This creates a relatively intricate patchwork landscape, particularly in proximity to the two settlement edges.
Aesthetic and perceptual quality including landscape experience/ recreational value and tranquillity	A strongly rural, predominantly pastoral and lightly settled landscape, crossed by a network of PRoW linking the two settlements.
Views, visual character and intervisibility	The local landform undulations and the density of hedgerows in the area mean that visual character is filtered and intervisibility between the two settlements is often restricted.

Recommendations and justification:

This is an expansive, primarily flat piece of land with a small to medium scale patchwork field pattern to the west of Hose Lane. There is limited intervisibility between the two settlements, with some glimpses of farmsteads on the nearside settlement edges. The south and northeast settlement edges of Hose and Long Clawson respectively, are well integrated due to topography combined with vegetation in proximity to the settlement edge and across the wider, flat landscape. The expansive, flat topography contributes to the existing degree of separation between the two settlements. The undeveloped, expansive landscape is sufficiently removed from the settlement patterns, and is unlikely to come forward as a potential development location. Development on the edges of the settlement could be controlled through character and design policies.

Recommendation: Not required

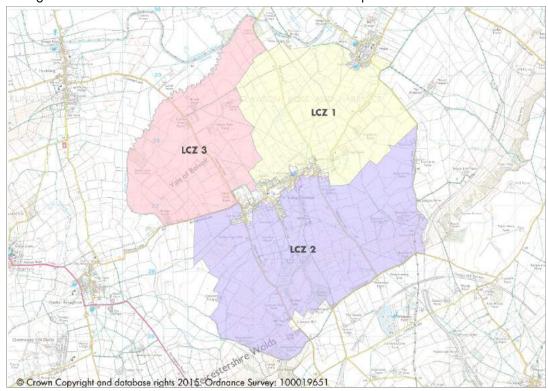
4.122 The area identified through the Issues and Options (2015) consultation is considered to be an extensive tract of land. The predominantly flat topography combined with vegetation limits the physical and visual relationship of the two settlements. It is not necessary to designate this area.



Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.123 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Long Clawson, having taken account of the work in 2006 and 2014 landscape studies.



District Character Context

2006 LCA (Landscape and Historic 2014 Landscape Sensitivity Study: LCU context (principal LCUs represented) **Urban Character Assessment Report):** Character area context (principal character areas represented) Area 1: Vale of Belvoir: LCU 1: Vale of Belvoir: 'An expansive gentle vale landscape with a strong The predominantly small, human scale of the features across the vale, in particular small historic pattern of medium scale rectangular shaped villages with distinctive church spires, and hamlets with wooded edges; The tranquil and strongly rural nature of the area; pastoral and arable fields with managed Attractive views along the winding narrow lanes and towards the small villages and church spires set hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church within fringes of trees and small pastoral fields; Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages; spires'. Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill); Area 3: Wolds Scarp: 'A pronounced locally dramatic northwest facing The rural patchwork character of views from Belvoir Castle across the vale; escarpment landscape, with a distinct pattern of The character of Conservation Areas within the vale, including views identified in the Conservation traditional small scale regular & irregular shaped Area appraisals as well as views identified as being important in this context (for example views from pastures, woodland and historic features'. Standard Hill to the west of Hickling and the Church of St Luke). LCU 2: The Leicestershire Wolds: Belvoir Scarp: The distinctive profile of the escarpment; <u> Area 7: Village Pastures:</u> 'A distinctive traditional pastoral landscape and The panoramic views from the upper slopes; attractive nucleated villages with a strong pattern The deciduous woodland including ancient woodland around Old Dalby; of small fields often with historic features, enclosed Historic field pattern and remaining areas of ridge and furrow; by abundant hedgerow trees'. Rural character of vernacular settlements/ dispersed houses and minor roads; Areas of historic parkland; The largely undeveloped skyline which is characterised by small scale features.

Landscape sensitivity analysis

4.124 The landscape sensitivity analysis for LCZs within the settlement fringe is presented below.

LCZ 1 Long Clawson Northeast



Looking north across patchwork fields towards the river floodplain, from footpaths on the northeast edge of Long Clawson

LCZ 1: Long Clawson Northeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An occasionally exposed settlement edge, with visible modern built form interspersed between older farmhouses and associated agricultural units. There has been some expansion north of the essentially linear vernacular village. Settlement backs onto the landscape to the north. The exposed edge offers mitigation and enhancement potential, although there are also aspects where a better integrated settlement edge persists due to structural vegetation associated with field boundaries and a watercourse. These would be more sensitive by virtue of their existing integration.
Topography and skylines	A relatively flat, low-lying topography, with open and undeveloped skylines – across the expansive Vale of Belvoir to the north and to the wooded Wolds scarp, which forms the backdrop to Long Clawson, to the south. Whilst the low level of landform variation would not be unduly sensitive, the undeveloped skyline character would be vulnerable to change.
Landscape scale and pattern including cultural pattern	A small scale rectilinear field pattern defined by mostly intact field boundary hedgerows, framing a network of predominantly pastoral fields with some arable. Smallest scale field patterns generally lie in closest proximity to the settlement edge. Tributary water courses such as Dam Dyke and associated riparian vegetation are apparent, adding interest, texture and variety to the landscape pattern. In a number of instances intact historic ridge and furrow field systems are clearly present beneath pasture fields. These and the small scale enclosures would be susceptible to change arising from residential development, by virtue of the potential for impact upon their integrity.
Aesthetic and perceptual	An essentially rural, tranquil landscape experience is imparted by



LCZ 1: Long Clawson Northeast	
Criterion	Sensitivity to residential development: Commentary
quality including landscape experience and tranquillity	the interplay of land cover, land management and land uses described above. This sense of tranquillity would be susceptible to change arising from residential development.
Views, visual character and intervisibility	Due to the flatness of landform there are often long views out from the northern village edge across the floodplain. Field boundary vegetation occasionally obscures and contains the views, but there is a strong visual relationship to the wider landscape of this village edge. Such views are important in contributing to settlement character and identity, and would, therefore, be sensitive to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium , due to the contained nature of the field pattern and predominantly well integrated settlement edge. The field pattern in proximity to the settlement edge is generally small scale with intact hedgerow boundaries and vegetated riparian corridors and field ponds. The primarily flat topography affords some long views towards the distant ridgeline, and mostly undeveloped skyline. It is recognised that there are areas of higher sensitivity due to more intact small scale field patterns, where development could impact on the integrity of such features.

- 4.125 The following strategic landscape principles are provided in relation to potential development within this area:
 - The LCZ has a strongly rural, mostly intact character, that any development coming forward should have regard for in its design and layout;
 - Any development should have consideration of existing landscape features that define the setting of the existing settlement and create an often contained landscape setting, including hedgerows and riparian vegetation, and should maintain an integrated settlement edge;
 - Development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass sprawling across the flat landscape, and should use a simple, muted materials palette including timber, painted render and local brick;
 - Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences;
 - Sensitive features such as small scale field boundaries, ridge and furrow and the tributaries should be carefully integrated as part of any proposals, and provide screening features that should provide containment for any development brought forward in this LCZ;



The linear nature of the village is a key characteristic of the village that is clearly evident from this LCZ, and should be carefully considered in any development proposals in this area.

LCZ 2 Long Clawson South



Looking south from the southern settlement edge of Long Clawson, towards the rising topography up to the ridgeline

LCZ2: Long Clawson South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An increasingly loose and dispersed southern settlement edge due to extensions and infill, albeit well integrated due to garden boundary and hedgerow vegetation and small scale fieldscapes across an undulating landform. This relatively defensible and well-defined settlement edge would be susceptible to change.
Topography and skylines	This LCZ forms part of the foothills and upper slopes of the Wolds scarp and as such topographic variation is pronounced and relatively complex. This landform variation would be highly susceptible to change arising from residential development, although the flatter lands closest to the settlement edge would be less so. The northern skyline has a settled character, due to the elongated village of Long Clawson. However, the southern skyline, defined by a prominent and part wooded scarp slope, is entirely undeveloped and, therefore, sensitive to residential development.
Landscape scale and pattern including cultural pattern	A mostly small to medium scale pastoral landscape with some larger arable fields set within. The landscape closest to the settlement edge is of the smallest scale – a patchwork of intimate, enclosed pastoral fields often overlaid upon well-defined ridge and furrow field systems. Small scale fields and ridge and furrow are also associated with the upper parts of the scarp slope and adjacent hanger woodlands and mixed woodlands. Intimate areas of riparian landscape are created by a tributary and spring line which flows north from the scarp hills. The areas of small scale landscape and intact cultural pattern would have the highest susceptibility and sensitivity by virtue of the potential for development to negatively impact upon their legibility.
Aesthetic and perceptual quality including	A relatively diverse landscape patchwork is created by the interplay of scarp and foothills landform, ridge and furrow,



LCZ2: Long Clawson South	
Criterion	Sensitivity to residential development: Commentary
landscape experience and tranquillity	pasture, dense and laid hedgerows, plus areas of woodland to the scarp tops. This and the well-integrated settlement edge at Long Clawson create a strongly rural and largely intact landscape experience with a clear sense of tranquillity. Such qualities would be susceptible to change arising from development.
Views, visual character and intervisibility	Visual character varies throughout this LCZ, with more expansive (and, therefore, visually sensitive) views to the southeast and more intricate pattern and small scale landscape with enclosed views to the south and southwest, which reduces sensitivity in visual terms. Occasional views are available to Long Clawson from the road which crosses the scarp, although these are often filtered to some degree by local landform variation and intervening vegetation.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium to high , by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact field boundaries and riparian corridors. There is variation in this judgement, between the large field pattern and more exposed landscape with expansive views to the southeast and more intricate pattern and small scale landscape with enclosed views to the south and southwest. The contours of the landscape to the south form the setting of the settlement and the skyline is undeveloped. The presence of historic landscape elements and the relative intricacy of landscape scale and pattern would be sensitive to extensive development. The existing edge of the settlement is generally not prominent, with the exception of properties along Coronation Avenue.

- 4.126 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge, which takes into consideration the existing, generally well integrated edge character of the historic settlement form;
 - Development that encroaches up the slopes of the wolds scarp would be prominent and at odds with the linear character of the village, and should be avoided;
 - Any development should be small scale and well integrated, and should achieve a gradation of density to the outer edges;
 - Any development brought forward should incorporate existing landscape boundaries such as hedgerows and riparian corridors, which would contribute to the softening of the settlement edge;
 - Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible;



 Areas of historic landscape pattern should be conserved and integrated as part of a local green infrastructure network that links to existing public spaces and routes.

LCZ 3 Long Clawson Northwest



Looking northwest from a public footpath on the northwest edge of Long Clawson, looking out across the floodplain

LCZ 3: Long Clawson Northwest	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An exposed settlement edge to the north and west (e.g. early/mid-20th century dwellings in a linear/ribbon development form to the west, late 20th century cul-de-sacs to the north). This edge character provides a degree of enhancement and mitigation potential. Western settlement gateways on the rural road/lane network are integrated by virtue of hedgerows and mature hedgerow oaks – a positive, sensitive settlement approach. Influenced by the Long Clawson dairy complex.
Topography and skylines	A gently undulating landform which has relatively low susceptibility to change arising from development due to the low levels of topographic variation. Skyline character is largely undeveloped and the partly wooded ridge to the south of Long Clawson forms the backdrop to the settlement. Such skylines would be susceptible to change arising from development due to their undeveloped character.
Landscape scale and pattern including cultural pattern	A medium scale rectilinear field boundary hedgerow pattern frames an agricultural landscape of simple character. Hedgerow trees and occasional small farm woodland blocks and coverts, plus scattered farmsteads, create a degree of interest in variety in an otherwise repetitive, mixed arable and pastoral landscape. These characteristics would, in the main, not be unduly susceptible to change arising from residential development.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple landscape of relatively muted colour palette and low levels of textural variation, but one of essentially rural, lightly settled character (the only settlement influences are the elongated linear village of Long Clawson and scattered, isolated farmsteads). As such, much of the landscape has a tranquil, relatively isolated character which would be susceptible to change.
Views, visual character and intervisibility	Views are often framed and filtered by intervening hedgerows, although there are open views to the scarp by virtue of the



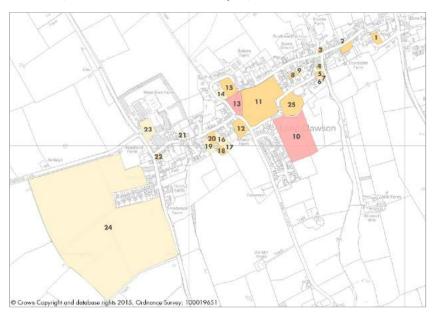
LCZ 3: Long Clawson Northwest	
Criterion	Sensitivity to residential development: Commentary
	essentially flat landform across the area. Such views are an important part of the settlement's setting and identity, and are therefore sensitive to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is judged to be medium . This is due to the medium landscape scale and simplicity of landscape pattern, balanced against the strong rural character and instances of intervisibility with the scarp slope to the south.

- 4.127 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Small scale development which responds positively to the indented settlement edge to the north and west could be appropriate, provided it made use of a simple and muted materials palette in this relatively open landscape and taking account of views of this already extended village edge from the scarp;
 - Any potential development in this LCZ would need to be drawn close to the existing settlement boundary, making use of low/long rooflines and a simple/muted materials palette to reduce visual impacts;
 - Integration of any future development in this LCZ should seek to enhance and reinforce the native hedgerow and field boundary landscape structure, to secure assimilation within the wider landscape and greater levels of connectivity with the existing settlement form.



Local Green Space Assessment

4.128 A total of 25 existing and proposed POA have been considered within the settlement of Long Clawson (see **Annexe 1** for full analysis).



- 4.129 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.130 Two of the spaces within Long Clawson meet the established criteria:
 - Recreation ground (No.10)
 - Churchyard (No. 13)



Recreation ground (No.10)



Manor farmhouse garden (No.12)

- 4.131 The recreation ground (No.10) is a space that has not been previously considered as a POA, and was introduced by the assessor as a result of field survey. It is a multi-functional space with good accessibility, adjacent to the village hall and relates to the wider landscape. It is evidently a well-used and managed resource, valued by the community and should be conserved as a Local Green Space.
- 4.132 The churchyard is an important, visually prominent space that contributes to the historic core

- of the village in association with adjacent sites. It has good functionality, although there is opportunity to reinforce the characteristics and improve the ecological value of this space.
- 4.133 Other spaces within the settlement are clearly important to the village character and several of them are valuable in contributing to the heritage setting of Long Clawson, namely the village green (No.4), central field (No.11) and Manor Farmhouse garden (No.12). However, their functionality in relation to the established criteria is limited and they are not suitable for designation as Local Green Spaces. Some of these spaces should be enhanced and have the potential to meet the criteria. Others would be safeguarded through policy by virtue of their heritage value and purpose.
- 4.134 Many of the other spaces within the village have limited functionality in relation to the established criteria and are often privately owned, secluded spaces with little permeability. Although they contribute to the open texture of the village, they are not suitable for designation as Local Green Spaces. These spaces would be safeguarded through policy, where appropriate.

Group 2 Settlements:

- 4.135 Settlements covered by two out of the three spatial outputs i.e. Areas of Separation and Protected Open Areas or Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas
 - Croxton Kerrial (Landscape sensitivity and POA)
 - Great Dalby (AOS and POA)
 - Hose (AOS and POA)
 - Kirby Bellars (AOS and POA)
 - Normanton (AOS and POA)
 - Scalford (AOS and POA)
 - Somerby (Landscape sensitivity and POA)
 - Stathern (Landscape sensitivity and POA)
 - Waltham on the Wolds (Landscape sensitivity and POA)
 - Wymondham (Landscape sensitivity and POA)

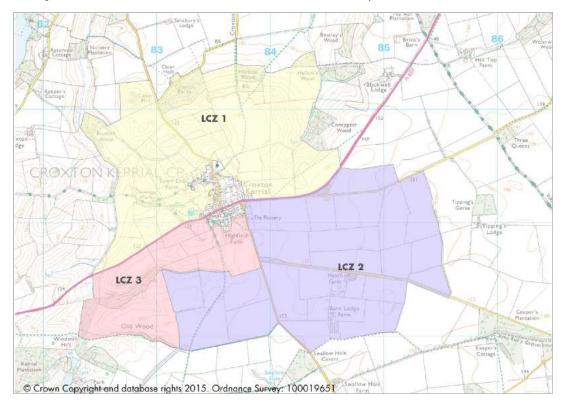


Croxton Kerrial

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.136 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Croxton Kerrial, having taken account of the work in 2006 and 2014 landscape studies.



District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report

2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities

Area 5: Knipton Bowl:

'An outstanding, beautiful well managed bowl landscape with limestone rim and a diverse mosaic of historic features, traditional pastures, arable land, parkland, woodland, wetland, water & nucleated villages, and a strong pattern of small to medium regular and irregular shaped fields, fine trees and woodland'

Area 8: Limestone Edge:

'A gently rolling and homogenous low limestone plateau edge with a strongly rectangular pattern of large scale arable fields and blocks of conifer plantations, generally lacking naturalness and diversity'.

Area 9: Parkland:

'Historic parkland landscapes with historic houses/castles and a diverse mosaic of ancient, traditional & contemporary agricultural and parkland features and patterns'.

LCU 4: The Leicestershire Wolds: Knipton Bowl:

- Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the basin;
- Intricate and historic pattern of land cover;
- Views to Belvoir Castle;
- Areas of ancient woodland, former parkland and medieval field systems;
- The undeveloped and wooded skylines enclosing the bowl;
- Historic landmark features such as church spires and the rural setting of villages.

LCU 6: Kesteven Uplands; Saltby and Sproxton Limestone Edge:

- The King Lud's Entrenchments which are a Scheduled Monument;
- Areas of ancient woodland;
- The sense of rurality and relative remoteness;
- Views from the western edges of the area towards Sproxton, where the church spire forms a landmark feature;
- The simple, undeveloped skylines formed by the southern and northern edges of the area in views from Buckminster Park and Knipton Bowl respectively.

LCU 7: The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland:

- Belvoir Castle as a landmark feature;
- Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the escarpment;
- Intricate and historic pattern of land cover;
- Views from designed parkland landscapes;
- Areas of deciduous and ancient woodland and former parkland.

Landscape sensitivity analysis

4.137 The landscape sensitivity analysis for the local landscape character areas within the settlement fringe is presented below.

LCZ 1 Croxton Kerrial North



Looking northwest towards the Belvoir ridgeline, from within the churchyard in Croxton Kerrial

LCZ 1: Croxton Kerrial North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A loose, porous and largely historic vernacular settlement edge character centred on the prominent limestone parish church, and which would be sensitive to further residential/infill development for these reasons. Also sensitive are the 'green gaps' created by swathes of pastoral agriculture which create a sense of separation between properties in the northern and eastern parts of the village.
Topography and skylines	The LCZ and settlement edge have a relatively prominent, open location, with expansive views to largely undeveloped skylines beyond. These characteristics would be sensitive to residential development, as would the distinctive 'knoll' landforms on which the church is sited, together with the undulating 'wolds' topography which characterises much of this LCZ.
Landscape scale and pattern including cultural pattern	A relatively intricate small scale pastoral field patchwork is overlaid upon an undulating limestone landform, fringed by mature mixed woodland arcs to the north, together with larger arable fields. Such features would be susceptible to residential development by virtue of the potential impact on their legibility as would the historic church, churchyard and setting. Also the mostly intact historic settlement pattern associated with vernacular cottages and farmsteads such as Town End Farm.
Aesthetic and perceptual quality including landscape experience and tranquillity Views, visual character	A peaceful, essentially rural landscape and settlement interface. The landscape is a lush pastoral agricultural landscape mosaic and all of these qualities would be susceptible to residential development due to the potential impact on their perceptual and experiential character. Views are often long distance, and are partly framed and filtered



LCZ 1: Croxton Kerrial North	
Criterion	Sensitivity to residential development: Commentary
and intervisibility	by landform undulations within the LCZ and by intervening, dispersed built form within the settlement. This occasionally restricts intervisibility with the wider landscape to a degree and reduces sensitivity in visual terms. However, the considerably more open views north towards the ridge on which the Belvoir Castle estate is sited, from the knoll within the churchyard, are much more expansive and therefore sensitive.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ fringe to residential development is judged high , by virtue of its landform, visual prominence, visual sense of openness and relatively elevated aspect, as well as the proximity to heritage assets within the historic village core, such as the grade II* listed church and churchyard. The long ranging views from the outcrop on which the church and churchyard are sited, are sensitive, as is the loose, open character associated with the historic settlement edge in this LCZ.

- 4.138 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sensitive, small scale, intricate and largely intact landscape character, with important green gaps that integrate the wider landscape in the settlement form, this area is not recommended for development;
 - Any development brought forward should be small scale, respond to the historic settlement form of dispersed dwellings within the distinct rolling topography, and be well integrated;
 - The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge in this location.

LCZ 2 Croxton Kerrial Southeast



Looking south across the undulating landscape extending southeast from the settlement, from a layby on the A607 east of the village



LCZ 2: Croxton Kerrial Southeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A mostly open settlement edge defined by vernacular cottages in brick and stone and with a degree of integration afforded by garden boundary vegetation and hedgerows. The settlement edge represents a clear and defensible boundary, which would be sensitive to further residential development.
Topography and skylines	This part of the settlement occupies a prominent 'ridgetop' location, forming the horizon to the undulating pastoral agricultural land to the east. The gently undulating landform and visibility of development on this edge, reduce the sensitivity to residential development in comparison to LCZ 1.
Landscape scale and pattern including cultural pattern	A larger scale, simpler landscape than that at LCZ 1. A medium to large scale rectilinear field pattern of mixed agriculture (pasture and arable cultivation) is overlaid on simple landform undulations. This has a relatively lower landscape sensitivity than LCZ 1 for these reasons and by virtue of its relative simplicity of landscape pattern.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple agrarian landscape of essentially rural character, but which lacks the patchwork quality, intricacy or spatial intimacy of LCZ 1. The tranquil rural character would, however, be sensitive to further residential development by virtue of the impact it would have upon this experiential quality.
Views, visual character and intervisibility	By virtue of the landscape scale and more open landscape character, expansive views are available to the north towards the Belvoir Castle ridge in the distance. This level of intervisibility would be sensitive to residential development.
Overall landscape sensitivity: Judgement and comment	This LCZ is defined by the simpler, larger scale, rectilinear and predominantly arable landscape extending on the gentle east facing slopes from LCZ 1. The LCZ fringe would have a medium sensitivity to residential development, by virtue of its lower elevation and simplicity of landscape character compared to LCZ 1. However, the compact character of the settlement within the undulating topography is important and is sensitive to expansion across the flatter landscape to the east.

- 4.139 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - There has been modern expansion of the village along this settlement edge that has eroded the character of the settlement approach / gateway from the south and east. There is potential for sensitively designed development of an appropriate scale to enhance this entrance to the village;
 - Large scale development would not be appropriate on this open landscape edge;
 - Any development should have consideration of visibility of the settlement edge from this LCZ and should incorporate suitable landscape proposals to reduce the prominence of the settlement edge;



 Development should seek to achieve a gradation of development density to the outer edges. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences.

LCZ 3 Croxton Kerrial Southwest



Looking west towards Highfield Farm and across the southern edge of Croxton Kerrial, from Saltby Road

LCZ 3: Croxton Kerrial Southwest	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A positive settlement approach is created from the A607 to the west, with the limestone cottages and The Peacock public house sitting on top of a low limestone ridge. To the south, the settlement edge is characterised more by modern infill development (sometimes in a limestone vernacular idiom), and has lost the historically dispersed, loose settlement edge character. This is particularly apparent around Mill Lane, where late 20th century development now surrounds the formerly isolated windmill. Such aspects reduce settlement edge sensitivity and create the possibility of landscape mitigation potential through new development, although the much more intact historic western settlement edge/approach from the A607 would be considerably more sensitive to development.
Topography and skylines	The distinctly undulating limestone 'wolds' landforms in the west and which characterise the western village approach/setting are susceptible to change resulting from residential development, although the far simpler landforms to the south are less so. A settled skyline is created to the north although this is characterised by looser development around the A607 (gaps would be sensitive), whilst the developed skyline towards Mill Lane affords a degree of mitigation potential.
Landscape scale and pattern including cultural pattern	Remnant ridge and furrow field systems persist within the pastoral fields to the western approach to the village, south of the A607. Also remnant co-axial field systems fringed by woodland belts to the south, to the edge of the historic designed landscape of Croxton Park beyond. Croxton Park SSSI is an outstanding example of a parkland landscape of medieval origin with ancient trees. The park also includes the scheduled site and remains of Croxton Abbey and fishponds. By virtue of potential impact of development upon their legibility, these features would be highly



LCZ 3: Croxton Kerrial Southwest	
Criterion	Sensitivity to residential development: Commentary
	susceptible to change. Similarly the more intact small scale field pattern which persists to the westernmost settlement edge. The remainder of the LCZ otherwise has a rather larger scale, simpler landscape pattern – that of predominantly arable agriculture, which would be less susceptible to change than the more intricate patterns to the west.
Aesthetic and perceptual quality including landscape experience and tranquillity	A tranquil rural landscape character, although tranquillity is markedly more apparent to the western settlement interface around the A607, and therefore more sensitive than the landscape to the south, where the perception of development and settlement edge influences is more obvious.
Views, visual character and intervisibility	Expansive open views are afforded to the west towards Croxton Park from Saltby Road, with views to the east more filtered by virtue of the hedgerow field boundary pattern. As such the longer views and greater level of intervisibility to the west have a greater susceptibility to change arising from residential development.
Overall landscape sensitivity: Judgement and comment	This LCZ has a higher (medium to high) overall landscape sensitivity to residential development in the small scale, intimate fieldscapes to the west of the village, between the well-integrated historic settlement edge/limestone cottages (which form a positive settlement gateway) and the tree-lined tributary watercourse to the west. The settlement edge to the south is more modern and defined by infill, as well as older development, again well-integrated by tree planting and hedgerows and forming a natural, defensible settlement edge. The landscape pattern is simpler, however the open break/setting this area forms between the settlement and the historic designed landscape at Croxton Park to the southwest is important and highly sensitive.

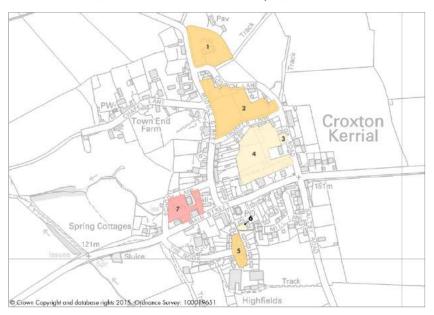
- 4.140 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Any development coming forward would be best contained to the southern extension of the village, within the small scale field pattern adjacent to the existing edge;
 - The existing southern settlement edge has a loose form that is relatively prominent in views from the southern village approach due to the gently rising landform. Any development coming forward on this edge should have regard for this existing edge character and should be appropriately designed to sit within the landform without dominating views;
 - Any development should be of an appropriate scale, in line with the existing village character and prominence in the landscape, and should not alter the legibility of the historic landscape to the southwest;
 - The western edge of the village has a loose texture that is characterised by the vegetated field boundaries and edges. This gateway/approach to the village is highly sensitive to development in this location and development along the A607 would be best avoided;



Any development should have consideration of visibility of the settlement edge from this LCZ and should incorporate suitable landscape proposals to reduce the prominence of the settlement edge.

Local Green Space Assessment

4.141 A total of seven existing and proposed POA have been considered within the settlement of Croxton Kerrial (see **Annexe 1** for full analysis).



- 4.142 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.143 One of the sites within Croxton Kerrial meets the established criteria:
 - School grounds (No.7)







Churchyard (No.1)

4.144 The school grounds (No.7) are a relatively secluded site in the southwest of the conservation area. It contributes to the open spaces that are characteristic of the village and has a visual relationship with the wider landscape, as part of the western village approach. The site is integral to the school, which forms part of the wider community. It is important in contributing



- to the heritage and community legacy of the village and its functionality could be improved as a more widely usable space.
- 4.145 The other identified sites contribute to the open texture of the settlement but do not meet the established criteria. The areas of farmland are strongly related to the wider landscape and contribute to the agricultural characteristics through retention of the historic enclosure patterns. They are important contributors to the open space network through the village, although have lost some integrity over time.
- 4.146 Other sites include the churchyard (No.1), which is a prominent space on higher land to the north of the village. It provides an important setting to the grade II* listed Church of St John the Baptist and is an important community and heritage space. The churchyard has limited functionality, which could be enhanced through appropriate management.
- 4.147 Many of the spaces in the village have limited functionality in relation to the established criteria and are privately owned spaces with limited accessibility. Several of them are important in contributing to the open texture of the village, and relationship to the wider landscape. However, they are not suitable for designation as Local Green Spaces. Key spaces would be safeguarded through policy, where appropriate.

Great Dalby

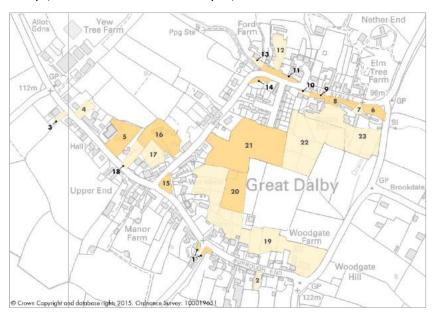
Assessment of Areas of Separation

Melton Mowbray - Great Dalby

- 4.148 This Area of Separation is identified and considered in **paragraphs 4.24 to 4.26** above.
- 4.149 The recommendation for this AOS is **Not required**.
- 4.150 The area identified through the Issues and Options (2015) consultation is considered to be an extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area.

Local Green Space Assessment

4.151 A total of 23 existing and proposed POA have been considered within the settlement of Great Dalby (see **Annexe 1** for full analysis).



- 4.152 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.153 None of the spaces within Great Dalby meet the established criteria.







Culverted stream (No.11)

Village green (No.15)

- 4.154 There are several sites that are important in contributing to the character of the village and provide visual stops along the village roads. The stream and its banks contribute to the wide aspect and greenery along Nether End as referenced in the conservation appraisal¹⁴. The functionality of site No.11 is limited, but it provides an essential visual stop along this route, and is important to the village character. The biodiversity, setting and function of this space and should be enhanced as part of the small green spaces along the main village routes.
- 4.155 The village green (No.15) contains a War Memorial, village pump, sign and tree which combine to form the focal point of the village. This is evidently an important space, with community and heritage value. However, more could be made of this space with regard to its functionality and presence within the village.
- 4.156 Many of the spaces within Great Dalby are private gardens that provide breaks between the relatively dense built form, although are often secluded with limited visibility. The front gardens along Nether End (Nos.8 and 9) are important in creating the wider aspect along this road, providing the set back to properties. They have limited functionality but are important to the character of the village and should be conserved through appropriate policy.
- 4.157 Other spaces within the settlement contribute to the village character but are not suitable for designation as Local Green Spaces due to their ownership, restricted visibility or limited functionality, and would be more suitably protected through policy where appropriate.

¹⁴ Melton Borough Council, designated 1981, online resource

Hose

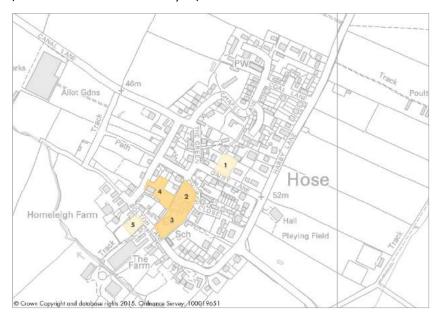
Assessment of Areas of Separation

Hose - Long Clawson

- 4.158 This Area of Separation is identified and considered in **paragraphs 4.119 to 4.121** above.
- 4.159 The recommendation for this AOS is **Not required**.
- 4.160 The area identified through the Issues and Options (2015) consultation is considered to be an extensive tract of land. The predominantly flat topography combined with vegetation limits the physical and visual relationship of the two settlements. It is not necessary to designate this area.

Local Green Space Assessment

4.161 A total of five existing and proposed POA have been considered within the settlement of Hose (see **Annexe 1** for full analysis).



- 4.162 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.163 None of the spaces within Hose meet the established criteria for designation as a Local Green Space.







Village green (No.2)

Churchyard (No.3)

- 4.164 The spaces are a combination of private, secluded gardens and central, open community spaces. The village green (No.2) is tucked away in the centre of the settlement; enclosed by built form. It has a localised open aspect and forms a focus at the historic core of the village. There is intervisibility and physical connectivity with the churchyard (No.3) to the south, and together these spaces form the community focus of the village. They are important spaces in regard to the heritage setting of the village and grade II* Church of St Michael and All Angels. However, they do not meet the criteria for Local Green Space designation, and would benefit from appropriate management in order to enhance and reinforce them in line with the established criteria. The village green is an open space with few characteristic features. It could be better managed to improve its contribution to the setting of the church and village centre, as well as introducing ecological value.
- 4.165 The private gardens (Nos.1, 4 and 5) are secluded spaces with poor permeability and visibility. They are not integral to the village character, although provide spacing between built form and setting to the properties. These spaces have weak functionality and do not meet the established criteria. Where appropriate they would be safeguarded through planning policy.
- 4.166 Identified sites may be important contributors to the village character, but are not suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate.

Kirby Bellars

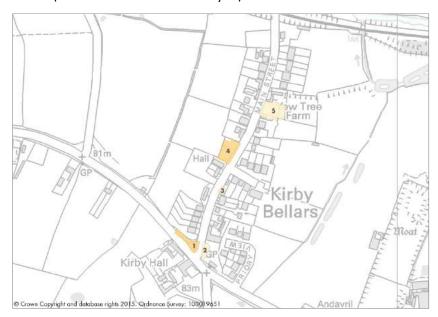
Assessment of Areas of Separation

Melton Mowbray - Kirby Bellars

- 4.167 This Area of Separation is identified and considered in **paragraphs 4.20 to 4.22** above.
- 4.168 The recommendation for this AOS is **Amend**.
- 4.169 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development. However, it is more important to maintain the separation between Kirby Bellars and Asfordby Hill and Valley. Figure NO318 PLO4-1 demonstrates the area to be considered in making planning decisions.

Local Green Space Assessment

4.170 A total of five existing and proposed POA have been considered within the settlement of Kirby Bellars (see **Annexe 1** for full analysis).



- 4.171 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.172 None of the spaces within Kirby Bellars meet the established criteria for designation as a Local Green Space.







Grass verge (No.1)

Paddock (No. 4)

- 4.173 There are sites within the village that contribute to the form and character of the settlement, but do not meet the established criteria. The grass verge (No.1) forms the entrance to the settlement, providing a focal space along Main Road. It is a small space with limited functionality; providing community facilities including bus stop and telephone kiosk. There is limited potential for this space to be improved beyond its existing purpose.
- 4.174 Other spaces within the village have limited functionality and are not suitable for designation as Local Green Spaces due to their private ownership and restricted accessibility. The spaces would be safeguarded through policy, such as conservation or heritage, where appropriate.

Normanton

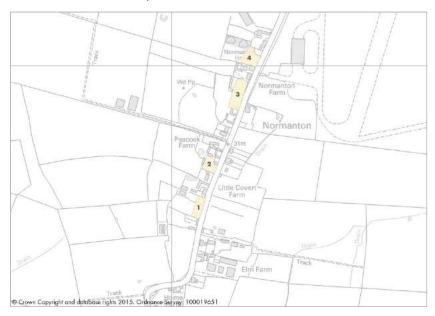
Assessment of Areas of Separation

Bottesford - Normanton

- 4.175 This Area of Separation is identified and considered in **paragraphs 4.87 to 4.89** above.
- 4.176 The recommendation for this AOS is **Amend**.
- 4.177 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. Figure **N0318 PL04-2** demonstrates the area to be considered in making planning decisions.

Local Green Space Assessment

4.178 A total of four existing POA have been considered within the settlement of Normanton (see **Annexe 1** for full analysis).



- 4.179 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.180 None of the spaces within Normanton meet the established criteria for designation as a Local Green Space.







Paddock (No.1)

178

Private garden and field (No.4)

- 4.181 There are identified sites within the village that contribute to the form and character of the settlement, but do not meet the established criteria. Open space that separates and encloses built form is considered an important feature within the conservation area appraisal.
- 4.182 The spaces are privately owned paddocks or gardens that have limited visibility from within the settlement. They are not accessible to the community and have limited value in relation to green infrastructure criteria.
- 4.183 It would not be appropriate to conserve these identified sites as Local Green Spaces but they should be carefully considered in line with relevant design and conservation policies.

Scalford

Assessment of Areas of Separation

Melton Mowbray - Scalford

- 4.184 This Area of Separation is identified and considered in **paragraphs 4.12 to 4.14** above.
- 4.185 The recommendation for this AOS is **Not required**.
- 4.186 The area identified through the Issues and Options (2015) consultation is considered to be an extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area.

Local Green Space Assessment

4.187 A total of nine existing and proposed POA have been considered within the settlement of Scalford (see **Annexe 1** for full analysis).



- 4.188 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.189 None of the spaces within Scalford meet the established criteria for designation as a Local Green Space.







Churchyard (No.2)

Field (No.5)

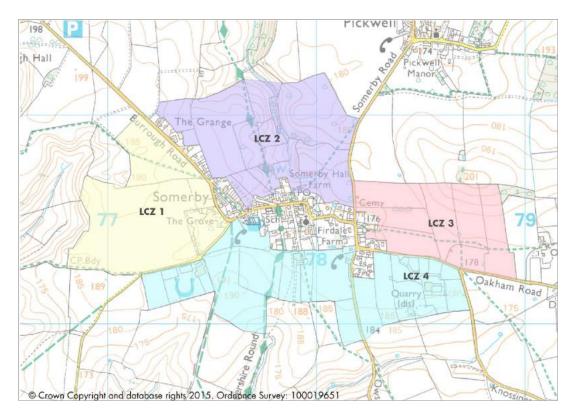
- 4.190 The identified sites within the village clearly contribute to the overall form and character of the settlement, but do not meet the established criteria. The churchyard (No.2) provides the raised setting for the prominent church. It is relatively accessible, although does not have many direct connections through the village and with other open spaces. There are views into the Rectory garden (No.1) from the churchyard, which provides a visual link between the two sites, although there is more limited visibility from the adjacent road. These open spaces are important to the setting of the church and are locally valued heritage spaces. However, they do not fully meet the criteria such as multi-functionality and permeability.
- 4.191 The field (No.5) is considered important to the setting of The Chapel and The Elms but has limited functionality other than representing the historic village form. The recreation ground (No.6) provides an important community space but is not well connected to the wider settlement and feels separated from the village core. These spaces are locally valued but do not fully meet the criteria such as multi-functionality and accessibility / permeability, and show signs of eroded character and tranquillity.
- 4.192 Other spaces within the village have limited functionality and are not suitable for designation as Local Green Spaces due to their private ownership and restricted accessibility, or eroded character and function. The spaces would be safeguarded through policy, such as conservation or heritage, where appropriate.

Somerby

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.193 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Somerby, having taken account of the work in 2006 and 2014 landscape studies.



District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report	2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities
Area 15: High Leicestershire Hills: 'Classic landscape influenced by the requirements of sporting estates with attractive stone villages amongst rolling pastoral hills and escarpment, and a range of field shapes and sizes enclosed by well-managed often chamfered hedges, woodland, parkland, copses, green lanes, wide grass road verges and some more intensive arable land'.	LCU 12: High Leicestershire Hills: Burrough Hills: • The undeveloped and prominent escarpment; • Historic landmark features including the Iron-age hill fort at Burrough Hill and village churches; • Quiet, remote and rural characteristics; • Characteristic small historic villages with a rural setting; • The narrow gated lanes; • Areas of ancient woodland and unimproved grassland; • The pleasing combination of hills, valleys, fields, woodland and historic villages; • The panoramic and rural nature of the views from Burrough Hill.

Landscape sensitivity analysis

4.194 The landscape sensitivity analysis for the LCZs within the settlement fringe is presented below.

LCZ 1 Somerby West



Looking northwest across sloping landform to the western edge of Somerby, from a public footpath off Burrough Road

LCZ 1: Somerby West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	Only a small part of this LCZ relates to the settlement edge – a 'ribbon' of domestic and agricultural / commercial development along Burrough Road, which forms something of an 'outlier' to the main settlement and core of Somerby. This area of settlement is only partly integrated by hedgerow and garden boundary vegetation of variable condition and management. The edge, therefore, has enhancement potential.
Topography and skylines	Topography of this LCZ is that of a gently undulating plateau, rising slightly to the west before dropping away to a pronounced dry valley beyond. With the exception of the ribbon development along Burrough Road, skylines across this expansive, open landscape are undeveloped. This characteristic would be extremely susceptible to change, as would the visual prominence of the landform in forming the crest of the valley to the west.
Landscape scale and pattern including cultural pattern	A very simple arable landscape, formed by two greatly enlarged irregular fields, the legacy of mid-20th century and later agricultural intensification. This would be of low susceptibility to change due to the relative absence of distinctive landscape features. The adjacent landscape elements, such as intact roadside hedgerows with mature hedgerow trees including ash, and the areas of ridge and furrow which form the head of the adjacent valley to the west, would be far more susceptible to change.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple landscape of repetitive form and character, and muted colour palette / simple pattern. However, the sense of openness and expansive character are notable and contribute to the perception of a still and tranquil character, which would be susceptible to change. This is, however, eroded to some degree by Burrough Road to the northeast and associated residential and agricultural development.



LCZ 1: Somerby West	
Criterion	Sensitivity to residential development: Commentary
Views, visual character and intervisibility	Expansive and sensitive views are available across much of this simple, open landscape, although curtailed by the rising land that forms the crest of the valley to the west.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ fringe to residential development is medium , due to the fragmented nature of the expansive landscape and eroded gateway to the settlement. Properties on Burrough Road are not well integrated with the settlement and provide an exposed edge, generally out of character with the settlement. Rising topography to the west contains expansive views.

- 4.195 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - This LCZ is largely detached from the village and any development should be sensitively
 designed in order to improve the approach to the village and soften the settlement edge;
 - There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge, which helps to better integrate the village extension along Burrough Road;
 - Any development in this LCZ should improve the connection between this edge and the village centre and facilities;
 - Large scale development is not appropriate in this open landscape and any development should have consideration of visibility of the settlement edge rising up, out of the main settlement area, by incorporating suitable landscape proposals to reduce the prominence of the built edge;
 - Development should seek to achieve a gradation of development density to the outer edges. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences;
 - Any development brought forward should incorporate existing landscape features and introduce open spaces that are well connected to existing public spaces and routes in the village, as part of a local green infrastructure network that connects the settlement and the wider landscape resource.



LCZ 2 Somerby North



Looking north across local allotments and sloping landform to the north of Somerby, from a rear passage from High Street

LCZ 2: Somerby North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A generally well integrated, small-scale northern settlement edge; assimilated into the wider landscape by virtue of small scale plots and dense boundary hedgerows. The church spire is a prominent element in views back to the settlement edge from Somerby Hall's parklands. The northern settlement edge occupies a locally prominent position at the head of a small valley, albeit with screening provided by vegetation and rising landform to the north. Given the integrated, vegetated character, the existing settlement edge is defensible and sensitive.
Topography and skylines	A distinctly undulating topography formed by a pronounced tributary valley. The LCZ is characterised by considerable landform variation which would be susceptible and sensitive to residential development footprints. Skylines to the south, associated with the edge of Somerby are settled in character, with development effectively integrated by mature garden boundary and structural vegetation. Elsewhere in the LCZ, skylines are mostly of an undeveloped / very lightly settled character, which would be susceptible to change arising from residential development. Rising landform to the north effectively contains perception of the settlement from the wider settlement.
Landscape scale and pattern including cultural pattern	Much of this LCZ is defined by relict designed landscape – minor (unregistered) parkland, parkland trees and grasslands associated with Somerby Hall and farm. Classic English parkland trees such as Oak, Lebanon Cedar and Wellingtonia are clearly visible. A narrow wooded tributary valley runs north-south through the lowest points of the area. Elsewhere a relatively small scale pastoral field pattern persists with a few areas of ridge and furrow and some arable. Overall this is a relatively historic, intact and textured landscape which would be susceptible to change.
Aesthetic and perceptual quality including landscape experience	A tranquil and attractive relict parkland landscape, now given over to grazing and relatively small scale pastoral fields. This creates a quintessentially rural quality and experience which would be



LCZ 2: Somerby North	
Criterion	Sensitivity to residential development: Commentary
and tranquillity	susceptible to change.
Views, visual character and intervisibility	Surrounding rising topography limits the LCZ's intervisibility with the wider landscape, reducing to some degree the susceptibility of views out. However, this also means that the very light visual perception of development in the wider landscape would be sensitive to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ fringe to residential development is medium to high with variations across the area. It is a varied landscape with some intact, small scale fields on the northern edge adjacent to the allotments. This edge of the village is generally contained by the rising topography to the north and has little influence on the wider landscape. The landscape in the east of this LCZ is more undulating overlaid with relict parkland planting. This is a medium scale landscape with a level of complexity that has a relatively high level of susceptibility to development overall.

- 4.196 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sensitive small scale landscape and sense of detachment of the landscape from the existing settlement edge, there is reduced opportunity for development in this LCZ;
 - Development that encroaches up the slopes to the north would become prominent and at odds with the intact historic parkland landscape, and would be best avoided;
 - The focus for this LCZ should be on conservation and enhancement of aspects of the landscape character; improving links between the village and wider landscape as part of a local green infrastructure strategy that incorporates key heritage and landscape features.

LCZ 3 Somerby East



Looking west towards the eastern edge of Somerby, from a public footpath across fields to the east



LCZ 3: Somerby East	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A partly small scale, vernacular settlement edge of relatively integrated character, including the cemetery immediately east of settlement edge. There is some more modern development on the eastern side of Town End, to the south of the cemetery. These properties and the adjacent surgery to the south create an exposed settlement edge which would have enhancement potential, although surviving areas of sensitive ridge and furrow field systems lie in close proximity.
Topography and skylines	The westernmost part of the LCZ is defined by flat to gently undulating landform, rising to a prominent partially woodland flanked hill (201 m AOD) to the east. The rising and more varied landforms in the east would be most susceptible to change arising from residential development. With the exception of the settled skyline character to the west, skylines elsewhere in the LCZ are mostly undeveloped (save for occasional farm buildings and barns) and, therefore, sensitive to change.
Landscape scale and pattern including cultural pattern	A simple, relatively large scale rectilinear field pattern under both pasture and arable cultivation and fringed by occasional woodland blocks surroundings the hill to the east. Whilst the above features would not in themselves be sensitive, areas of surviving ridge and furrow field systems in the fields in closest proximity to the settlement edge would be susceptible to change by virtue of potential for development to adversely impact on their legibility / potential loss of historic legacy.
Aesthetic and perceptual quality including landscape experience and tranquillity	A partly interrupted quality is created by the more prominent elements of the settlement edge, such as exposed modern development and the surgery, which reduce the perception of rurality and tranquility. This quality is also partly reinforced by the simple, eroded field pattern, although the presence of ridge and furrow locally conveys a visual sense of time depth which would be more sensitive.
Views, visual character and intervisibility	The relatively eroded, exposed and open landscape character creates opportunities for views and intervisibility between the wider landscape and the settlement edge. These increase the sensitivity of the landscape to development in visual terms.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ fringe to residential development is medium , due to the large scale, open character of the landscape and existing exposed edge of the settlement. The topography gently rises away from the settlement edge to the east and landform becomes more prominent. Combined with hedgerow planting along the ridgeline the topography provides natural containment of the fields on the eastern edge of the village. It is recognised that there are ridge and furrow field systems within this LCZ, particularly in the parts closest to existing settlement, which limit the potential for residential development.



- 4.197 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The existing settlement edge is loose and generally well integrated in views across the low-lying landform at the foot of the sloping landform to the northeast. With this in mind any development brought forward in this LCZ should have consideration of the existing edge character;
 - Any development should be of an appropriate scale so as not to sprawl across the open landscape to the east, that is contained by existing, intact landscape features and landform;
 - Development should have regard for identified sensitive features and landscape patterns.
 Ridge and furrow fieldscapes form a constraint to development in this LCZ and the focus should be on conservation and enhancement of such landscape features within any proposals;
 - Any development would need to be integrated into the historic landscape through appropriate settlement edge treatments, with consideration of edge visibility from this relatively open LCZ;
 - Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences on this rural landscape.

LCZ 4 Somerby South



Looking south towards the ridgeline south of Somerby, from within the recreation ground

LCZ 4: Somerby South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	Settlement is mostly of a stone built, vernacular character centred on a network of narrow, north-south oriented lanes, with some midcentury brick built properties forming part of the exposed easternmost edge (enhancement potential). The central part of the settlement edge is well integrated within the landscape by woodland planting. The western part of this edge is more open,



LCZ 4: Somerby South	
Criterion	Sensitivity to residential development: Commentary
	defined by vernacular dwellings, village edge farmsteads and large modern farm barns which appear visually prominent.
Topography and skylines	The LCZ is characterised by a distinctly rising ridge and vale topography to the south, with the southern boundary of the area defined by an open ridge beyond / behind which falls a network of tributary valleys.
Landscape scale and pattern including cultural pattern	A relatively simple, open landscape pattern is created by a network of expanded medium to large scale rectilinear pastoral fields bounded by low, managed hedgerows with intermittent hedgerow trees and timber post and rail fencing. However, within this simple landscape framework are areas of medieval ridge and furrow which would be considered more susceptible to change (potential impact of development upon historic landscape legacy).
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple, open landscape of muted colour palette and limited textural variation. Although some modern settlement intrusion is apparent (exposed 1950s development edges and large barns), other aspects contribute to a distinctly rural landscape experience (grey stone cottages, fringing woodland, ridge and furrow). Overall this is a landscape of variable susceptibility to change, in relation to aesthetic qualities.
Views, visual character and intervisibility	A mostly open visual character by virtue of rolling landform and expanded landscape scale / simplicity of landscape pattern. This creates considerable intervisibility between parts of the settlement and settlement edge (including views to the prominent church spire), which would be susceptible to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to residential development is medium , due to the open character of the landscape with eroded cultural pattern. There are occasional, remnant landscape features including managed hedgerows, riparian tree corridors and occasional field trees. The settlement edge is relatively well integrated through retention of boundary vegetation. There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.

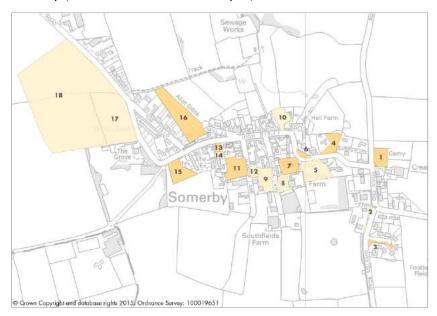
- 4.198 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge, which takes into consideration the existing, generally well integrated edge character of the historic settlement form;
 - There are some strong landscape features that encompass the existing settlement edge, which should be incorporated in any development proposals that come forward;



- Development that encroaches up the slopes and beyond the existing built form would be prominent and should be avoided;
- Any development should be small scale and well integrated within the existing settlement form. It should achieve a gradation of density to the outer edges;
- Ridge and furrow fieldscapes form a constraint to development in this area. The focus should be on conservation and enhancement of such landscape features;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

Local Green Space Assessment

4.199 A total of 18 existing and proposed POA have been considered within the settlement of Somerby (see **Annexe 1** for full analysis).



- 4.200 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.201 None of the spaces within Somerby meet the established criteria for designation as a Local Green Space.







Pond area (No.4)

Recreation ground and field (No.15)

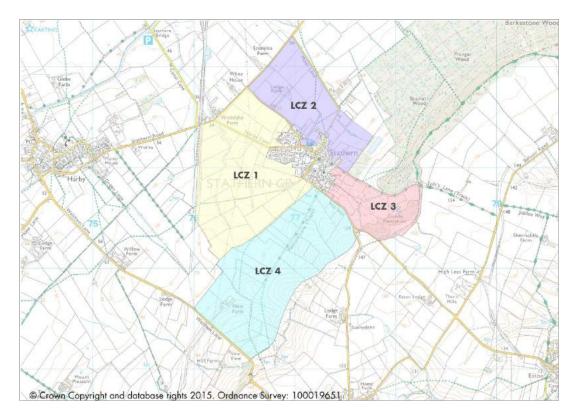
- 4.202 Many of the sites within this village are set back behind the High Street frontages. The space adjacent to the school (No.13) and recreation ground (No.15) on the western edge of the village are noted within the conservation area appraisal. These sites have been assessed as being moderately accessible with regard to links through the village and into the sites. They are locally valued spaces with signs of good management and positive use. However, they are not considered to be multi-functional, in relation to the green infrastructure criteria. The recreation ground is on the village edge and not integral to the village character, with limited permeability and visibility. Links into and functionality of this site could be enhanced.
- 4.203 The churchyard has relatively good accessibility via pedestrian links, although is outside of the main settlement area. It has value in contributing to the setting of the listed heritage asset and is a well-kept focal space. However, it has limited functionality in relation to the established criteria and could be reinforced to improve permeability and biodiversity.
- 4.204 Other sites within the village have limited functionality in relation to the established criteria. They contribute to the open spaces within the village and are occasionally remnant enclosures that have become encompassed or separated by village built form.
- 4.205 Although the identified sites are important in contributing to the village character and setting of properties, they are not suitable for designation as Local Green Spaces due to their generally private ownership and limited functionality. Sites could be safeguarded through other policy, where appropriate.

Stathern

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.206 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Stathern, having taken account of the work in 2006 and 2014 landscape studies.



District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report

2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities

Area 1: Vale of Belvoir:

'An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires'.

Area 3: Wolds Scarp:

'A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular & irregular shaped pasture woodland and historic features'.

LCU 1: Vale of Belvoir:

- The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges;
- The tranquil and strongly rural nature of the area;
- Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields;
- Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages;
- Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill);
- The rural patchwork character of views from Belvoir Castle across the vale;
- The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).

LCU 2: The Leicestershire Wolds: Belvoir Scarp:

- The distinctive profile of the escarpment;
- The panoramic views from the upper slopes;
- The deciduous woodland including ancient woodland around Old Dalby;
- Historic field pattern and remaining areas of ridge and furrow;
- Rural character of vernacular settlements/ dispersed houses and minor roads;
- Areas of historic parkland;
- The largely undeveloped skyline which is characterised by small scale features.

Landscape sensitivity analysis

4.207 The landscape sensitivity analysis for LCZs within the settlement fringe is presented below.

LCZ 1 Stathern West



Looking northwest towards the floodplain landscape, along Harby Lane from the northwest edge of Stathern

LCZ1: Stathern West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A fairly positive settlement approach is created from Harby Lane to the west, whereby the settlement edge is well integrated with the landscape by landscape structure and small scale intact fields adjacent to the edge. Such features would be susceptible to change.
Topography and skylines	A gently undulating topography associated with the low lying land of the Vale of Belvoir in which the Grantham Canal is sited to the north. There is a relatively low level of landform variation and as such relatively low susceptibility to change arising from residential development in these terms. Skylines to the northwest are partly settled in character due to the presence of the villages of Harby (outside the LCZ) and Stathern within this open vale landscape. To the south, undeveloped horizons are defined by the prominent and partly wooded Wolds Scarp which forms the backdrop to Stathern. Given the open, undeveloped character such qualities would be susceptible to change created by residential development.
Landscape scale and pattern including cultural pattern	A small to medium patchwork of rectilinear fields bounded by hedgerows and mainly under pasture. The field pattern contains extensive areas of medieval ridge and furrow. These aspects would be susceptible to change due to the potential for impact upon their legibility as landscape elements. Other distinctive aspects of the landscape pattern include a tributary watercourse with very marked meanders and banks and a disused railway line which forms the LCZ's boundary.
Aesthetic and perceptual quality including landscape experience and tranquillity	An essentially rural and tranquil, lightly settled landscape with evidence of informal recreation in the form of the PRoW network which crosses the LCZ. The rural, peaceful character would be susceptible to change.
Views, visual character and intervisibility	Due to the open vale character there are instances of prominent views out of the settlement and also intervisibility with the LCZ from



LCZ1: Stathern West	
Criterion	Sensitivity to residential development: Commentary
	the adjacent scarp. This visual character has some susceptibility to changes in the vale landscape.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium , due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement. The settlement edge is relatively well integrated due to retained hedgerow boundaries combined with undulating topography to the south and garden planting. There is a relatively positive approach to the settlement from the west, which provides an important setting to the village in contrast to the open character of the surrounding fields.

- 4.208 The following strategic landscape principles are provided in relation to potential development within this area:
 - The existing settlement edge is well integrated in views across the low-lying vale landscape of the LCZ. With this in mind any development brought forward in this LCZ should have regard for the existing edge character;
 - The existing settlement edge is not prominent in the approaches from the west and northwest by virtue of the landform combined with existing hedgerow boundaries on this settlement fringe. Any development should be of an appropriate scale, contained by existing landform and landscape features, and should not encroach on the character of the open, vale landscape;
 - Any development should be of an appropriate scale, contained by existing landform and features, and should be well integrated with the landscape pattern;
 - Development should achieve a gradation of density to the outer edges and should not detract from the existing positive approach to the village, having regard for the existing key landscape features referenced above;
 - Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern including ridge and furrow, as part of a local green infrastructure network that links with existing spaces in the village;
 - Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.



LCZ 2 Stathern North



Looking northwest along the northern edge of Stathern, from Blacksmith End

LCZ 2: Stathern North	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A partly exposed historic settlement edge associated with traditional stone built and thatched farmsteads, plus more integrated edges associated with vernacular brick built cottages and their well-vegetated gardens. Overall a sensitive and intact development edge. There is some localised modern infill, along Blacksmith End, which locally reduces sensitivity of the LCZ.
Topography and skylines	A gently undulating to flat vale topography, with relatively low susceptibility to change in these terms. Undeveloped skylines north and south (wooded scarp) are important characteristics of the vale and its hinterland, which would be sensitive to change.
Landscape scale and pattern including cultural pattern	A simple, partly eroded enclosure arable field pattern of low susceptibility, albeit with a small area of sensitive ridge and furrow and small scale fieldscape to the west (transition with adjacent LCZ 1). Lodge Farm and associated farm pond are a feature of the central part of the LCZ, as are the bungalows adjacent to the farm entrance, with large farm barns in the eastern part of the LCZ. To the south and east the LCZ is wrapped by a more sensitive landscape pattern including the wooded scarp and areas of plantation woodland on the slopes, which extend into the vale immediately east of the LCZ.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple, repetitive and somewhat monotonous arable landscape visually influenced by the large farm sheds to the east. However, the openness of the LCZ and sense of rural character would have a degree of susceptibility to change arising from residential development.
Views, visual character and intervisibility	Expansive views are available across the vale to the north and west, including to landmark church spires. Such views would be considerably more sensitive than the more contained views to the east (rising landform, fringing woodland blocks of large scale).
Overall landscape sensitivity: Judgement	Overall landscape sensitivity of this LCZ fringe to residential development is medium to low , due to the generally expansive nature of the landscape with few vulnerable features and a poorly



LCZ 2: Stathern North	
Criterion	Sensitivity to residential development: Commentary
and comment	integrated settlement edge, although areas of original vernacular settlement edge would be more sensitive by virtue of their intactness. The field pattern to the east of Blacksmith End is more intact along the road edge, with a medium scale in comparison to the large scale landscape to the west. Rising topography to the east, combined with woodland plantation provides containment of the settlement, with undeveloped skyline. Views to the west are expansive, with occasional landmark features such as church spires glimpsed breaking the skyline. This LCZ has a relatively low level of tranquillity and eroded landscape pattern which is influenced by the built edge.

- 4.209 The following strategic landscape principles are provided in relation to potential development within this area:
 - There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge (avoiding vernacular edges to the north) and considering landscape boundaries such as hedgerows, which would contribute to the softening of the settlement edge;
 - Development should be of an appropriate scale and should contribute to a well-integrated and landscape sensitive settlement edge that is contained by existing landscape features that buffer the existing settlement extents;
 - Any development should achieve a gradation of density to the outer edges and aim to create a positive gateway to the settlement and a more porous (rather than blanket screened) landscape edge. This should be tied in with reduced building storey/height/low rooflines to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick/stone;
 - Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences;
 - Green space should be incorporated within any proposals and link with existing paths and spaces that are important throughout the village.



LCZ 3 Stathern Southeast



Looking northwest towards the southeast settlement edge of Stathern along the tributary valley, from the public footpath

LCZ 3: Stathern Southeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A well-integrated settlement edge (by virtue of the maturity and density of garden and field boundary vegetation). The settlement edge at this point relates to the historic settlement core, centred upon the ironstone church of St Guthlac. As such it is sensitive and, due to the vegetated character, forms a natural and defensible edge to the settlement.
Topography and skylines	A rising scarp and foothills topography with further landform variation and intricacy created by the tributary / springline which has dissected the hillside. Such landform variation would be extremely susceptible to change arising from residential development. Wooded skylines to the north largely foil much of the settlement, whilst to the south skylines are defined by scarp slopes crested by hanging woodlands. In all cases, horizon character is sensitive by virtue of these qualities.
Landscape scale and pattern including cultural pattern	An intricate very small scale landscape pattern of intact, intimate fields adjacent to the historic settlement edge. These are mainly pastoral fields/meadows, and include remnant areas of ridge and furrow. Taken together, these features plus the interplay of landform, hedgerows and the tributary gully/riparian vegetation, plus the prominent, wooded hinterland formed by Toft's Hill, combine to create a complex landscape mosaic. This would be highly susceptible to change arising from residential development.
Aesthetic and perceptual quality including landscape experience and tranquillity	The complex landscape pattern, interplay of landscape and historic features and intimate spatial scale combine to create a tranquil and essentially rural landscape experience. This would be of considerable susceptibility to change arising from residential development.
Views, visual character and intervisibility	A contained visual character persists to the south (due to rising landform and the landscape scale and pattern). There are, however, expansive views across and intervisibility with, the Vale of Belvoir to the west. This would be susceptible to change.
Overall landscape sensitivity: Judgement	Overall landscape sensitivity of this LCZ to residential development is high , due to the complexity of the landscape pattern. The rising, undulating landform with riparian planting and mature



LCZ 3: Stathern Southeast	
Criterion	Sensitivity to residential development: Commentary
and comment	hedgerows around a small scale field pattern creates an intact landscape that is susceptible to development. This is an intimate, tranquil landscape with expansive views to the west across the vale landscape.

- 4.210 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sense of separation from the settlement established by the landform, combined with the sensitivity and intricacy of the intact, vegetated valley landscape development would be best avoided in this LCZ;
 - Proposals should instead seek to conserved the value landscape, riparian features and habitats as integral parts of a local green infrastructure network that links into the village.

LCZ 4 Stathern South



Looking northeast along the footpath towards the southern settlement edge of Stathern

LCZ 4: Stathern South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A relatively well-integrated but defined settlement edge (by virtue of the roadside / field boundary vegetation). Only a small part of this LCZ relates to the settlement edge, which is an extension of the historic core and growth has been limited by the road and topography. The edge is well defined by visible built form and vegetation along the opposite field boundaries.
Topography and skylines	Topography of this LCZ is the lower undulating slopes of the Wolds Scarp to the southeast. Skylines across this area are generally undeveloped, except to the north where the edge of Stathern is visible. To the west the floodplain landscape provides views of large skies over lower lying land, with scattered evidence of settlements. To the west the ridgeline is generally undeveloped



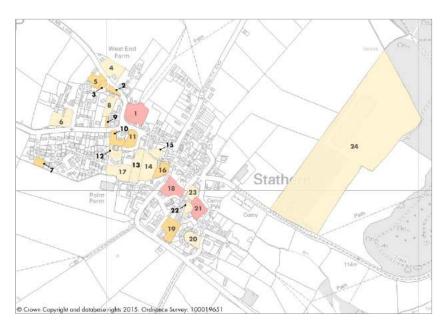
LCZ 4: Stathern South	
Criterion	Sensitivity to residential development: Commentary
	save for glimpsed farm buildings.
Landscape scale and pattern including cultural pattern	This is a simple, largely pastoral landscape consisting of medium scale patchwork of predominantly rectilinear fields bounded by hedgerows. There is some evidence of ridge and furrow within the field pattern, which would be susceptible to change due to the potential for impact upon the legibility of the landscape elements. Hedgerows that are perpendicular to the contours and distinctive features on these gentle slopes.
Aesthetic and perceptual	This is an essentially rural and tranquil, lightly settled landscape
quality including	with provision for some informal recreation along the local
landscape experience and tranquillity	footpaths. There are relatively few levels of intrusion, related only to the agricultural land use.
Views, visual character and intervisibility	Views are often contained by hedgerow boundaries across the undulating landform. However, there are long views available to the east, looking across the lower lying wide valley landform. There is wide intervisibility of landmarks across the Vale. These views are susceptible to change.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium to high , due to the partly exposed nature of this landscape, on sloping landform beyond the defined settlement edge. Although exposed in the locality, the settlement edge is relatively well integrated by the landform and is sensitive to expansion across the sloping landform.

- 4.211 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The LCZ is largely detached from the village and the existing settlement edge is generally well integrated and not conspicuous in views across the sloping sides of the scarp ridgeline to the east. With this in mind any development brought forward in this LCZ should take into consideration the existing edge character;
 - Any development should be of an appropriate scale, contained by landform and existing landscape features and should not extend across the sloping landform due to potential prominence in the rural landscape;
 - The focus should be on conservation and enhancement of aspects of the landscape character; improving connectivity with the village and the open spaces towards this settlement fringe.

Local Green Space Assessment

4.212 A total of 24 existing and proposed Protected Open Areas (POA) have been considered within the settlement of Stathern (see **Annexe 1** for full analysis).





- 4.213 The strength of appropriateness for the POA being protected as a Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.214 Three of the 24 spaces in Stathern strongly meet the established criteria:
 - Allotments (No. 1)
 - Recreation ground (No.18)
 - Churchyard (No.21)





Allotments (No.1)

Churchyard (No.21)

- 4.215 The allotments (No.1) are a visual stop on entering the village along Penn Lane; contributing to the rural edge with the wider landscape. This is a well-used, well-managed and multifunctional site that contributes to the community character of this village. The allotments provide a recreational, community resource that have some biodiversity and heritage value and contribute to the landscape setting of this village edge and forms part of the green space network through the settlement. Although they are not centrally located, they are linked via public footpaths to the wider area.
- 4.216 The churchyard (No.21) contributes to the setting of the listed church and forms part of the

historic core of the village; linking to adjacent green spaces and footpaths. The recreation ground (No.18) is adjacent to the churchyard and also part of the historic village core, in proximity to the existing village centre and facilities. The churchyard is considered to be a multi-functional space that is accessible, managed for biodiversity, valued by the community, part of an informal recreational resource in relation to paths and other green spaces as part of the green spine that is noted in the conservation area appraisal¹⁵, and contributes to the treed setting of the village. The recreation ground is linked to the churchyard via a footpath along the side of the manor house and there is intervisibility between these spaces. They form part of the green core of the village and are a valued asset by virtue of their function and contribution to village character.

- 4.217 Many of the identified sites within the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens or paddocks with little permeability.
- 4.218 Some of the sites are more prominent and contribute to the village character as part of the green spine and spacing between built form. Again, due to a combination of factors including ownership, quality, accessibility and limited functionality they are not suitable for designation as Local Green Spaces and would be safeguarded through policy, where appropriate.

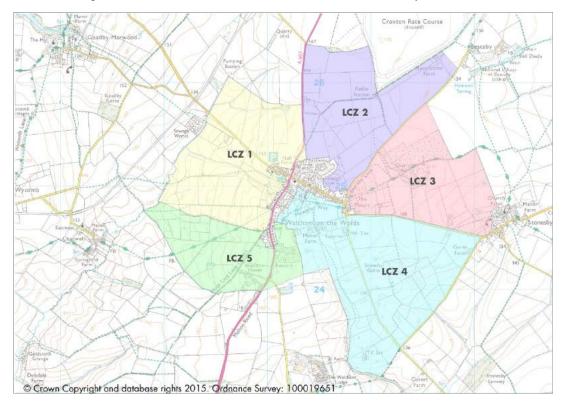
¹⁵ Melton Borough Council, available online at: http://www.melton.gov.uk/downloads/file/829/stathernpdf

Waltham-on-the-Wolds

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.219 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Waltham-on-the-Wolds, having taken account of the work in 2006 and 2014 landscape studies.



District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report	2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities
Area 4: Wolds Top:	LCU 3: The Leicestershire Wolds: Dalby to Belvoir Wolds:
'An even elevated wold top landscape with	 The tranquil, rural nature of the landscape;
medium to large scale predominantly arable	 The skyline which provides a backdrop to the Vale of Belvoir and the Knipton Bowl.
fields, homogenous and open with scattered ash	
trees but generally lacking distinctive qualities'.	LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds:
	 Varied topography with areas of strongly rolling land and small scale, intimate valleys;
<u>Area 7: Village Pastures:</u>	 Small villages (with a high concentration of conservation areas) with strong historical character and
'A distinctive traditional pastoral landscape and	churches which form landmark features;
attractive nucleated villages with a strong pattern	 Strong rural landscape with perceived qualities of tranquillity;
of small fields often with historic features, enclosed	 Scenic qualities due to a combination of openness and enclosure, varied land cover and visual
by abundant hedgerow trees'.	diversity;
	 Long views from ridges across an attractive rolling and rural landscape.

Landscape sensitivity analysis

4.220 The landscape sensitivity analysis for LCZ within the settlement fringe is presented below.

LCZ 1 Waltham on the Wolds Northwest





Looking across undulating fields to the west of Waltham on the Wolds; towards and away from the settlement edge

LCZ 1: Waltham on the Wolds Northwest	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The western settlement edge is mostly integrated by the small scale landscape pattern of small scale historic settlement edge fields framed by intact hedgerows with trees. As such, the settlement edge has a well-wooded, defensible and logical edge (albeit defined by some 'new build' development), with little mitigation potential in relation to further development. Views to the prominent limestone church spire are important from the western settlement gateway.
Topography and skylines	A distinctly undulating topography sloping to a well-defined tributary valley. Such topographic variation would be susceptible to change resulting from residential development. Views west are towards undeveloped horizons although the easterly skylines are developed and therefore less sensitive to residential development.
Landscape scale and pattern including cultural pattern	This LCZ is partly defined by intricate, small scale field enclosures (remnant co axial field systems, predominantly associated with an east–west tributary stream) particularly in proximity to the settlement edge, which are in part overlaid upon medieval ridge and furrow field systems. The integrity and legibility of such features would be susceptible to change arising from residential development.
Aesthetic and perceptual quality including landscape experience and tranquillity	A distinctly rural character is imparted by the small scale, mostly intact landscape pattern and the generally contained settlement form. As such, much of the landscape seems removed from the settlement edge in perceptual terms and would be susceptible/sensitive to residential development.
Views, visual character and intervisibility	A contained visual character is generally created by the hedgerows and landform, although there is a degree of wider landscape intervisibility from elevated points such as the road which forms the western settlement gateway, and which would



LCZ 1: Waltham on the Wolds Northwest	
Criterion	Sensitivity to residential development: Commentary
Overall landscape sensitivity: Judgement and comment	locally elevate visual sensitivity. Overall landscape sensitivity of this LCZ to development is medium to high, due to the small scale, intact co-axial enclosures and the intricacy of the landscape pattern. The settlement of Waltham on the Wolds is visible from within the LCZ as a developed skyline due to its location on the ridgeline. There are long views out across the landscape, which are more susceptible to change.

- 4.221 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sensitive, small scale and largely intact landscape character, and sense of detachment from the existing settlement edge, this area is not recommended for development;
 - The existing settlement edge is well integrated and not prominent in views upslope towards the village. Any development brought forward in this LCZ should not spread out across the slopes and should be contained by the strong vegetation boundaries of this fringe landscape;
 - Any development should be small scale and well integrated. It should seek to achieve a loose, integrated settlement edge, linked with green space provision and the historic landscape;
 - The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge in this location; improving connectivity with the village and the open spaces towards this settlement fringe.

LCZ 2 Waltham on the Wolds Northeast

LCZ 2: Waltham on the Wolds Northeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An expanded and largely exposed, mid-20 th century settlement edge, which has enhancement and mitigation potential due to the stark and rather poor interface it presents with the wider landscape. As such this reduces susceptibility and sensitivity to development in settlement edge terms.
Topography and skylines	A gently undulating topography rising up indistinctly from the settlement edge to the disused Croxton Racecourse, which forms a landscape buffer between Waltham's settlement fringe farmland and the designed landscape of Croxton Park to the north. Skylines



LCZ 2: Waltham on the Wolds Northeast	
Criterion	Sensitivity to residential development: Commentary
	in all directions north of the settlement are open and undeveloped (and only broken by occasional hedgerow trees and the radio station transmitter mast), and therefore susceptible/sensitive, although the southern skyline (exposed settlement edge) presents enhancement potential, as described above.
Landscape scale and pattern including cultural pattern	A simple, rectilinear (predominantly arable) field pattern of medium to large scale (field boundary loss and agricultural intensification), with relatively few landscape features of significance or which would be sensitive to development footprints. Localised areas of ridge and furrow field systems would, however, be far more sensitive due to the potential impact of development upon their integrity.
Aesthetic and perceptual quality including landscape experience and tranquillity	A simple arable landscape of repetitive, rhythmic appearance and a muted colour palette. With the exception of the raw northern settlement edge of Waltham on the Wolds, this is an isolated, remote feeling landscape, and such qualities would be susceptible to change arising from development.
Views, visual character and intervisibility	An open, exposed landscape with expansive views in most directions and wide intervisibility with adjacent landscapes. This would be sensitive to development in visual terms due to this level of exposure.
Overall landscape sensitivity: Judgement and comment	Overall sensitivity of this LCZ to development is medium . This is due to the simplicity and eroded nature of the landscape pattern and existing 'edge' influences, offset by the exposed visual character and areas of ridge and furrow, which would be far more sensitive.

- 4.222 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Any potential development in this LCZ would need to be drawn close to the existing settlement boundary, making use of low/long rooflines and a simple/muted materials palette to reduce visual impacts. Enhanced native planting to the settlement edge would provide a visual foil and greater connectivity of green infrastructure;
 - Any development should achieve a gradation of density to the outer edges and contribute
 to a positive gateway/approach to the settlement from the north and a more porous
 (rather than blanket screened) landscape edge;
 - Areas of existing ridge and furrow should be avoided, and conserved as part of a local green infrastructure network, linked to existing public spaces and routes;
 - Given the interface with the wider arable agricultural landscape, lit settlement edges should be avoided as far as possible, with any lighting making use of full cut off type lighting design to minimise sky glow.



LCZ 3 Waltham on the Wolds East



Looking south along Bescaby Lane towards the eastern edge of Waltham on the Wolds

LCZ 3: Waltham on the Wolds East		
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Criterion	Sensitivity to residential development: Commentary	
Settlement and settlement edge character, mitigation and enhancement potential	A mostly integrated, historic and compact settlement edge, with vernacular buildings and old farmsteads contained within a strong garden boundary and hedgerow structure, and which creates a positive approach to the village. Any further development would in the main clearly breach such features and the landscape would, therefore, be sensitive to residential development in settlement-landscape interface terms.	
Topography and skylines	A gently undulating landform with few distinctive features that would be susceptible to change arising from development footprints. Skylines are open and expansive to the south, and therefore sensitive to change. They are more enclosed and contained in light of structural vegetation to the north, albeit still largely devoid of development.	
Landscape scale and pattern including cultural pattern	The limestone and brick/clay pantiled farmhouse and associated vernacular buildings on the bend of Stonesby Road, are distinctive aspects of the cultural landscape pattern, as are the network of small scale fields in close proximity to the settlement edge. The latter contribute to an intricate, textured landscape pattern and relatively intimate spatial scale adjacent to the settlement edge. Such features would be susceptible / sensitive to residential development due to potential impact on their legibility, although nearby areas of paddocks and the simpler and larger scale arable landscape pattern beyond (and areas of restored mineral workings) would be less sensitive due to the relative simplicity of the landscape pattern.	
Aesthetic and perceptual quality including landscape experience and tranquillity	A landscape of mostly rural character due to land use and management and the small scale historic settlement and associated positive landscape interface. Areas of paddocks, simpler eroded field systems and restored mineral workings detract from the landscape experience and, therefore, reduce sensitivity to a degree.	
Views, visual character	Views are more contained in the smaller scale, more enclosed	



LCZ 3: Waltham on the Wolds East	
Criterion	Sensitivity to residential development: Commentary
and intervisibility	northern parts of the LCZ and more expansive (and, therefore, visually sensitive) where the landscape opens out more to the south and to the east.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this area to residential development is medium to high , due to the well-integrated, defensible existing settlement edge and the relatively intricate, small scale landscape pattern near the settlement edge (albeit partly offset by land uses such as paddocks).

- 4.223 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The integrated, well contained settlement edge is sensitive to development that would spread east of the historic village form;
 - The linear nature of the settlement is a key characteristic of the village that should be taken into consideration for any development proposals on this historic settlement fringe;
 - Due to the above, this LCZ has limited ability to accommodate development without adversely affecting character of the rural edge;
 - Sensitive features such as the small scale field network, ridge and furrow landform and tree groups should be integrated as part of any proposals, providing screening features and contributing to the existing positive village gateway from this direction.

LCZ 4 Waltham on the Wolds Southeast



Looking south away from the southern edge of Waltham on the Wolds, from the gated road from the southeast edge of the village

LCZ 4: Waltham on the Wolds Southeast	
Criterion	Sensitivity to residential development: Commentary
Settlement and	Settlement to the south is contained within a strong enclosure field



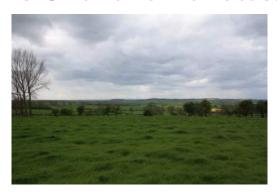
LCZ 4: Waltham on the Wolds Southeast		
Criterion	Sensitivity to residential development: Commentary	
settlement edge character, mitigation and enhancement potential	boundary network. However, the perception of development extends significantly beyond this and beyond the rectangular field to the south, due to the presence of a covered reservoir and water tower and large/modern farm barns at Manor Farm. As such, there is a marked 'edge' influence which reduces the landscape's sensitivity to residential development in these terms.	
Topography and skylines	A gently undulating topography which, has little susceptibility/ sensitivity to residential development footprints. The essentially developed and 'edge' influenced skyline formed by the southern settlement edge is also of a relatively low sensitivity to development, due to the presence of such elements.	
Landscape scale and pattern including cultural pattern	Remnant areas of ridge and furrow are interspersed with much more modern mid-20 th century arable field systems. The former would be susceptible to change arising from residential development, due to the potential impact this could have upon their integrity, although some has already been lost to modern farming practice. The simpler and larger scale/eroded enclosure agricultural pattern and intensive arable cultivation elsewhere in the LCZ create a simple, repetitive landscape pattern which would be rather less sensitive, due to fewer vulnerable features.	
Aesthetic and perceptual quality including landscape experience and tranquillity	This varies across the LCZ. To the south, an essentially open, rural landscape of tranquil character persists. In the north of the LCZ, the landscape is far more influenced by the settlement edge, due to the presence of features such as the water tower, farm buildings and the covered reservoir.	
Views, visual character and intervisibility	A relatively open visual character by virtue of the landscape scale and fairly open visual aspect, with a degree of framing provided by low, dense hedgerows. This LCZ would be sensitive by virtue of its openness and degree of intervisibility with adjacent landscapes.	
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is judged medium , by virtue of the simple landscape pattern, landscape scale and presence of 'edge' influences. There is variation within this judgement e.g. more exposed parts would have a higher sensitivity, and the contained northernmost fields would have the lowest landscape sensitivity for these reasons. However, the long distance Mowbray Way promoted route would have a higher sensitivity (recreational value).	

- 4.224 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - This well integrated, vegetated edge is sensitive to development footprints and affects the type and size of development that could be accommodate in this area;
 - Any development would be best contained within the northern most fields between the modern farm barns/units and the settlement edge due north. This would enable enhancement of landscape structure connectivity to visually mitigate any development;



- Development should achieve a gradation of density to the outer edges and aim to create
 a porous (rather than blanket screened) landscape edge that is linked with new and
 existing green space provision and the historic landscape;
- Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences;
- Any development should also seek to maintain a greenspace buffer to the Mowbray Way in order to conserve it's setting as far as possible.

LCZ 5 Waltham on the Wolds South





Looking west across fields from the Mowbray Way on the southern edge of Waltham on the Wolds, towards and away from the settlement edge

LCZ 5: Waltham on the Wolds South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	The settlement edge at this point is defined by interwar 'suburban' style semi-detached properties forming a 'ribbon' of development extending south from Waltham on the Wolds proper along the Melton Road. The edge is integrated to some degree by garden and field boundary vegetation and more effectively by wider landscape structure to the south, such as the woodland surrounding the Rectory and along roads.
Topography and skylines	A lightly undulating topography defined by west facing slopes, and with relatively few distinctive features that would be vulnerable to residential development footprints. Skylines are largely undeveloped (save for occasional prominent structures to the south, such as a telecommunications mast) and at points expansive e.g. to the southwest. Elsewhere, such as around the southern settlement edge and associated woodlands, skylines are of a wooded character, which would also be sensitive by virtue of the perceived and relative absence of development.
Landscape scale and pattern including cultural pattern	A relatively intricate and small scale rectilinear enclosure landscape pattern persists in proximity to the settlement edge, overlaid on relict ridge and furrow earthworks in places. Such elements would be susceptible to change by virtue of the potential impact on their integrity and legibility. Similarly, small scale landscape frameworks would be vulnerable to development footprints for the same reasons.



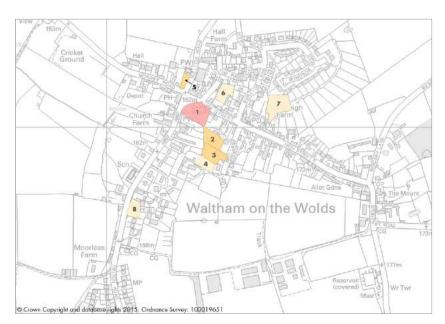
LCZ 5: Waltham on the Wolds South	
Criterion	Sensitivity to residential development: Commentary
Aesthetic and perceptual quality including landscape experience and tranquillity	A rural quality is created by areas of pastoral land use, small to medium scale field systems and mixed wooded skylines. These aspects also create localised textural variation, colour and interest within the landscape. A tranquil landscape with relatively light perception of development influences which would be sensitive to further residential development in these terms.
Views, visual character and intervisibility	Where the landscape opens out to the south and due to the elevated aspect, there is considerable potential for expansive views and intervisibility with the wider landscape. In visual terms much of this landscape would, therefore, be sensitive to residential development, although pockets of smaller scale landscape between the settlement edge and adjacent woodland blocks immediately south afford some visual assimilation.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity to residential development in this LCZ is medium to high , due to the largely intact landscape character, the presence of rare historic landscape elements and the relative intricacy of landscape scale and pattern, all of which would be sensitive to residential development footprint, as would the generally poor relationship of the landscape to the settlement edge.

- 4.225 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - This LCZ is largely detached from the village and large scale development would not be appropriate in this location;
 - The southern settlement edge along Melton Road is partly contained by vegetation along the roadside and it should not extend beyond this buffer;
 - Any development in this LCZ should be of an appropriate scale, sensitively designed and
 most suitably located to the eastern edge of the existing village extent, so as not to intrude
 on the open, tranquil character of the landscape to the west;
 - Remaining co-axial field systems should be conserved and enhanced, along with ridge and furrow, as elements of a local green infrastructure network that connects the settlement and the wider landscape.

Local Green Space Assessment

4.226 A total of eight existing and proposed POA have been considered within the settlement of Waltham on the Wolds (see **Annexe 1** for full analysis).





- 4.227 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.228 One of the spaces within Waltham on the Wolds meets the established criteria:
 - Churchyard (No.1)



Churchyard (No.1)

Cemetery (No.2)

- 4.229 The churchyard (No.1) forms part of the central village, focal area in combination with nearby community facilities including the pub, memorial garden (No.5), bus shelter and telephone box. Public footpaths pass through the churchyard and link through to the cemetery (No.2) and its extension to the south. The churchyard is an important visual stop along the main routes through the village. It is clearly a well-used and maintained space with good accessibility and visual relationship with the wider village as well as having value as setting to the listed asset. This site should be reinforced in order to improve its functionality, particularly in relation to biodiversity.
- 4.230 Several of the identified sites in the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens with little permeability or community value. Although they contribute to the open spaces within the generally enclosed



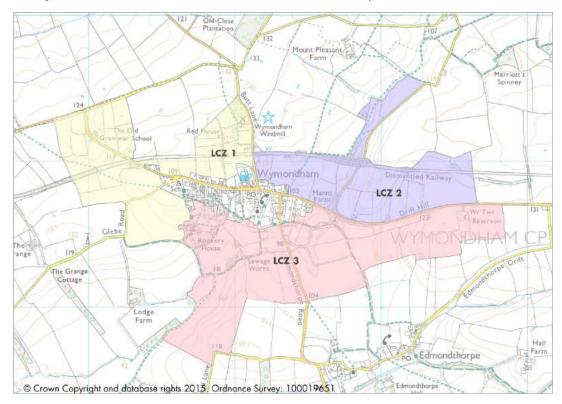
- settlement form, they are not suitable for designation as Local Green Spaces but could be safeguarded through conservation and design policy where appropriate.
- 4.231 There are a few level 2 category spaces that are either more visually prominent and accessible, or contribute to the heritage setting of the village. Again, due to limited functionality, value or relationship to the community they are not suitable for designation as Local Green Spaces and would be safeguarded by virtue of their function or through policy, where appropriate.

Wymondham

Settlement Fringe Landscape Sensitivity Analysis

Landscape classification for the settlement fringe

4.232 Based on GIS analysis and field survey, the following local landscape classification has been defined as a basis for the settlement fringe landscape sensitivity analysis for Wymondham, having taken account of the work in 2006 and 2014 landscape studies.



District Landscape Character Context

2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report

2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities

Area 13: Eye Valley:

'A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape'.

Area 16: Farmland Patchwork:

'A gently rolling lowland mixed farmland landscape with a distinct patchwork of small to medium scale regular shaped pastoral and arable fields with blocks of game cover and small woodlands'.

<u> Area 17: Open Arable:</u>

'A contemporary large scale blocky intensively farmed open arable landscape superimposed upon an older smaller scale and strongly irregular patterned landscape. The subtleties are subdued but evident'.

LCU 10: The Leicestershire Wolds: Eye Valley:

- The historic villages and hamlets including Wymondham, Saxby, Garthorpe and Coston and their strongly rural setting and churches that form local landmarks;
- Areas of woodland, copses and spinneys which are features of the rural landscape;
- The rural character of the landscape and sense of tranquillity, particularly in the east;
- Views to the Leicestershire Wolds to the north and High Leicestershire hills to the south.

LCU 13: The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland:

- Areas of more strongly rolling and sloping topography towards the Eye valley;
- The historic villages, their churches that form local landmarks, and their rural settings;
- The deeply rural character of the landscape and sense of tranquillity;
- Areas of ancient woodland;
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity;
- Long views from ridges across an attractive rolling and rural landscape.

Landscape sensitivity analysis

4.233 The landscape sensitivity analysis for the local landscape character areas within the settlement fringe is presented below.

LCZ 1 Wymondham West



Looking west across raised landform along the northern edge of Wymondham, from the public footpath at Wymondham Windmill

LCZ 1: Wymondham West	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	A mixed settlement edge with vernacular, stone built houses and the historically dispersed settlement form increasingly supplemented by new build and late 20 th century settlement infill. The latter is relatively prominent from the Melton Road, which forms the westerly settlement gateway, and may afford a degree of enhancement potential, as well as reducing landscape susceptibility and sensitivity to development in these terms.
Topography and skylines	A distinctly undulating landform rising to a pronounced ridge/ring contour to the north, on the edge of which the historic Wymondham Windmill is sited, and which essentially contains the settlement in the lower lying land at the foot of the ridge. Otherwise skylines are mostly undeveloped and defined in part by the wooded railway cutting of the disused railway line which runs east-west across the northern parts of the local character area. Such topographic and skyline character would be susceptible to change arising from residential development due to the potential impact on the legibility of such features.
Landscape scale and pattern including cultural patterns	Some remnant areas of medieval ridge and furrow field systems and associated small scale fieldscapes abut the north-western settlement edge to the north of Melton Road. Such features would be highly susceptible to residential development, as would the strongly vegetated corridor defined by the disused railway line and the small scale field systems extending up the south facing slope to the north, towards Wymondham Windmill. The larger scale, simpler and predominantly arable field patchwork to the west around Melton Road and Glebe Road would be less susceptible to



LCZ 1: Wymondham West	
Criterion	Sensitivity to residential development: Commentary
Aesthetic and perceptual quality including landscape experience and tranquillity	change arising from residential development, in these terms. With the exception of localised settlement expansion and intrusions to the west around Melton Road, much of this LCZ retains a tranquil, rural quality. Development is generally contained within strong parameters such as landform and small scale field systems to the north, which helps emphasise this sense of rurality within the landscape. Such experiential elements would be susceptible and sensitive to residential development due to the potential for impact upon these qualities.
Views, visual character and intervisibility	Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium to high , by virtue of the often small scale landscape pattern, settlement edge integration and cultural pattern. Within this there are variations, for instance the more 'edge' influenced landscape in the west would be less sensitive to residential development.

Landscape guidance/principles in relation to development

- 4.234 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - The disused railway line and associated vegetation forms a natural check to growth of the settlement to the north. Development beyond this line would be inappropriate due to prominence and visibility on the slopes to the north.
 - Large parts of the LCZ are not suitable for development, due to the sensitivity of the
 historic landscape pattern, and should instead be conserved and interpreted as valuable
 parts of a local green infrastructure network to incorporate footpaths and landscape
 features such as the railway route;
 - The existing settlement edge is generally well integrated due to the landform of the northern part of the LCZ allied with intact field boundaries. Any development brought forward in this LCZ should have consideration of this existing edge character;
 - The western most part of the fringe has some development potential where this could be used to enhance the existing rather blunt settlement edge/to improve the landscape relationship and gateway to the village;
 - Any development should be of an appropriate scale, contained by existing landform and features, and should respect the linear character of the settlement contained in the valley setting;



 Development proposals should have regard for the identified sensitive features and landscape patterns, seeking to integrate aspects of the historic landscape as part of a local green infrastructure strategy to link through the village.

LCZ 2 Wymondham East





Views from Sewstern Road, looking towards and away from the northern settlement edge of Wymondham

LCZ 2: Wymondham East	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	With the exception of some larger modern farm barns and outbuildings, a mostly well integrated settlement edge persists, set within a strong field boundary network. The settlement edge would be relatively sensitive to further residential development that would alter the loose, integrated edge.
Topography and skylines	A distinctly undulating topography associated with the small tributary valley which runs through and defines the eastern extents of the LCZ. Such features would be susceptible to change and, therefore, sensitive to residential development, as would the mostly undeveloped skylines/lightly perceived settlement influence to horizons in this area. The northern skylines are defined by the densely wooded embankment of the disused railway line, which would also form a natural check to growth in any event.
Landscape scale and pattern including cultural pattern	There is a distribution of ridge and furrow field systems in this LCZ. The legibility of such features would be vulnerable to residential development footprints and these are, therefore, sensitive to such development. Intricacy, interest and textural variation is imparted by the presence of the tributary valley, associated riparian vegetation and the wooded embankment of the disused railway line. Landscape pattern is otherwise simple across much of the rest of the LCZ (medium scale mixed agricultural fields including areas under arable cultivation), and of lower sensitivity than the intricate, smaller scale features described above.
Aesthetic and perceptual quality including landscape experience and tranquillity	A mostly rural landscape experience is imparted by virtue of the largely contained settlement pattern and by the presence of mixed agricultural field systems, areas of ridge and furrow, woodland strips and the small scale tributary valley. In spite of localised intrusions such as large scale corrugated farm barns, this sense of rurality and tranquillity would otherwise be susceptible and



LCZ 2: Wymondham East	
Criterion	Sensitivity to residential development: Commentary
	sensitive.
Views, visual character and intervisibility	Visual character is relatively contained due to the gentle landform undulation and intactness of field boundaries, together with the densely vegetated railway embankment to the north. These factors reduce susceptibility and sensitivity to development in visual terms.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is medium , due to the moderately contained visual character, the medium scale and relatively simple landscape pattern in general. It is recognised that there are areas of much higher sensitivity within, such as ridge and furrow field systems and areas where a more intact, small scale landscape pattern persists.

Landscape guidance/principles in relation to development

- 4.235 The following strategic landscape principles are provided in relation to potential development within this area:
 - The existing settlement edge has a loose texture and is generally well integrated in views down towards the village from the northern valley slopes, by virtue of the landform allied with field boundary hedgerows and vegetation along the railway line and local roads;
 - Any development in this LCZ would need to have regard for the existing edge character, be incorporated within the existing settlement form and positively contribute to the village approach from the east;
 - Small scale development could be absorbed in views through an appropriate landscape strategy and should take into consideration the gently rising landform to the north, across which built form would become prominent if it extended too far up the slopes;
 - The linear nature of the settlement is a key characteristic of the village that should be taken into consideration for any development proposals on this historic settlement fringe;
 - Residential development would be best avoided on areas of ridge and furrow in this LCZ, with such areas instead conserved, enhanced and interpreted for their historic legacy/as part of a local green infrastructure network.



LCZ 3 Wymondham South





Views across small field network along the southern settlement edge, from public footpaths

LCZ 3: Wymondham South	
Criterion	Sensitivity to residential development: Commentary
Settlement and settlement edge character, mitigation and enhancement potential	An essentially loose, dispersed settlement edge with largely vernacular buildings set within pastoral fields, meadow and fringed by broadleaf woodland belts. This historic and well integrated settlement edge character forms a natural parameter to development within Wymondham, and would be highly susceptible and sensitive to change arising from further residential development.
Topography and skylines	A gently undulating 'valley floor' topography associated with the tributary watercourse which runs east-west across a large part of this LCZ. Skylines are largely wooded due to the presence of broadleaf woodland belts, with horizons essentially undeveloped to the south and relatively lightly settled to the north (loose dispersed village edge set within trees). Horizon character would be sensitive to further residential development by virtue of these characteristics.
Landscape scale and pattern including cultural pattern	The meadows and pasture lands to the southern settlement edge overlay Roman remains and earthworks. Such features would be highly susceptible and sensitive to change resulting from development for reasons of historic landscape integrity. Much of this landscape has an intricate, textured pattern and a relatively intimate scale due to the enclosure created by small scale field systems and the fringing woodland belts to the south. The integrity of such landscape patterns would be vulnerable to further residential development.
Aesthetic and perceptual quality including landscape experience and tranquillity	A largely intact rural landscape experience with a strong historic quality and clear sense of time depth, with very little later or modern infill development to detract from this quality. This experiential dimension would, therefore, be sensitive to residential development due to the potential for large scale change to such perceptual character.



LCZ 3: Wymondham South	
Criterion	Sensitivity to residential development: Commentary
Views, visual character and intervisibility	A contained visual character is created by virtue of the mostly intact small scale landscape pattern and the fringing woodland belts to the south. This keeps views short, limits opportunities for intervisibility and reduces sensitivity in visual terms.
Overall landscape sensitivity: Judgement and comment	Overall landscape sensitivity of this LCZ to residential development is high , due to the mostly strong sense of detachment from the existing settlement edge (and prominent, elevated lands to the south). Also by virtue of the historic landscape pattern (buried Roman remains) which persists in the area closest to the settlement boundary.

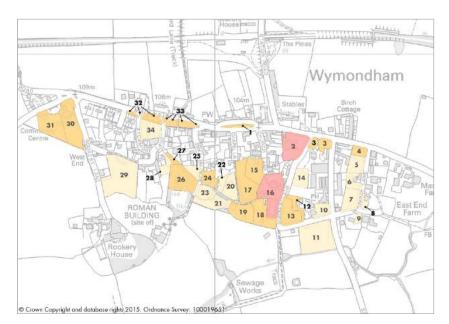
Landscape guidance/principles in relation to development

- 4.236 The following strategic landscape principles are provided in relation to potential development within this LCZ:
 - Due to the sensitive, small scale, intricate and largely intact historic landscape character, with important green gaps that integrate the wider landscape in the settlement form, this area is not recommended for development;
 - Any development brought forward should be small scale, respond to the historic settlement form and important landscape features that contain the existing built edge within the valley landscape, and be well integrated;
 - The focus should be on enhancing the presentation and interpretation of the Roman remains and intact historic features as part of a local green infrastructure network that incorporates the local footpath links.

Local Green Space Assessment

4.237 A total of 34 existing and proposed POA have been considered within the settlement of Wymondham (see **Annexe 1** for full analysis).





- 4.238 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.239 Two of the spaces within Wymondham meet the established criteria:
 - Allotments (No.2)
 - Churchyard (No.16)





Allotments (No.2)

Churchyard (No16)

- 4.240 The allotments (No.2) are an important community space that is visually prominent on entering the village from the east, and passing along Main Street into the village centre. They form part of the remnant historic enclosure that is evident through the village. The allotments form part of the green road frontage to Main Street, raised above a stone wall and relatively prominent in the street scene. They are clearly a well-used, accessible and valued resource that are multi-functional and contribute to the open textured character of the conservation area. There is intervisibility between the allotments, church and village centre, as well as visual connection with the wider countryside.
- 4.241 The churchyard is a permeable and accessible, secluded community space that has footpath links with the wider village and surrounding landscape. Although not as prominent as other

villages in the borough, this churchyard is important in contributing to the open texture of the conservation area, forming part of the open spaces that link through the village. The churchyard contributes to the setting of the listed church and forms part of the historic core of the village; linking to adjacent green spaces and footpaths. It is considered to be a multifunctional space that is accessible, managed for biodiversity, valued by the community, forms part of an informal recreational resource in relation to paths and other open spaces (both public and private), and also contributes to the treed setting of the village.

- 4.242 The other identified sites within the village are a mixture of level 2 and 3 spaces, which vary from spaces of intrinsic value to the village such as verges and frontages, to private spaces that contribute to the open textured character of the conservation area but do not meet the established criteria for designation as a Local Green Space, with regard to accessibility, quality, community value and multi-functionality.
- 4.243 Many of the spaces within the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens with limited permeability. Although paddocks and gardens provide open spaces and are important contributors to the village character and setting of prominent buildings, they are not suitable for designation as Local Green Spaces. Key spaces would be safeguarded through policy, where appropriate.

Group 3 Settlements (LGS only):

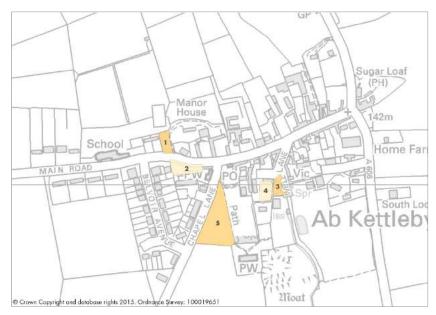
- 4.244 Settlements covered by just one output (Protected Open Areas only).
 - Ab Kettleby
 - Ashby Folville
 - Barkestone le Vale
 - Barsby
 - Branston
 - Buckminster
 - Burrough on the Hill
 - Burton Lazars
 - Cold Overton
 - Eastwell
 - Eaton
 - Edmonthorpe
 - Freeby
 - Gaddesby
 - Goadby Marwood
 - Grimston
 - Harby
 - Harston
 - Hoby
 - Holwell
 - Knipton
 - Knossington
 - Muston
 - Nether Broughton
 - Old Dalby
 - Pickwell
 - Plungar
 - Queensway
 - Ragdale

- Redmile
- Rotherby
- Saltby
- Saxby
- Saxelbye
- Sewstern
- Sproxton
- Stonesby
- Thorpe Arnold
- Thorpe Satchville
- Twyford
- Wartnaby

Local Green Space Assessment

Ab Kettleby

4.245 A total of five existing and proposed Protected Open Areas (POA) have been considered within the settlement of Ab Kettleby (see **Annexe 1** for full analysis).



- 4.246 The strength of appropriateness for the POA being protected as a Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.247 None of the spaces in Ab Kettleby meet the established criteria for designation as a Local Green Space.







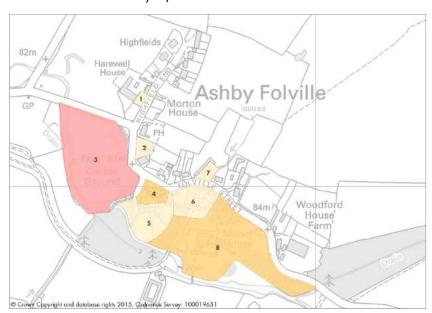
Pond and orchard (No.3)

4.248 The spaces provide breaks within the compact village layout, but are not integral to the character of the settlement. The pond area (No.3) is a valuable space that has lost its integrity through surrounding development and limited management. The horse chestnut tree is noted in the conservation appraisal. This site could be enhanced to reconnect with the heritage elements and connections to the church.

- 4.249 The field segment (No.5) approach to the church is evidently a valued open space with moderate accessibility and a well-used local footpath. However, it is experienced as a tract of land that relates to the wider landscape. It is separated from the village core by field boundary hedgerows and rear gardens and has limited functionality, beyond providing setting for and a physical connection to the church.
- 4.250 The woodland strip (No.1) is a valuable vegetated space but does not meet the criteria for a Local Green Space. This area should be reinforced and would be maintained through design or conservation policy.
- 4.251 The private garden spaces have no tangential community benefit and are barely perceptible as part of the village character. They are not suitable for Local Green Space designation, but could be safeguarded through policy where appropriate.

Ashby Folville

4.252 A total of eight existing POA have been considered within the settlement of Ashby Folville (see **Annexe 1** for full analysis).



The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).

- 4.253 One of the spaces within Ashby Folville meets the established criteria:
 - Cricket pitch (No.3)







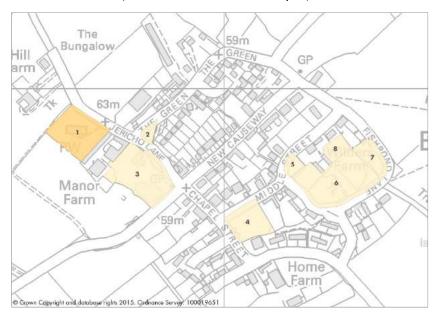
Cricket pitch (No.3)

Churchyard (No.4)

- 4.254 The cricket pitch (No.3) is clearly a well-used and maintained community space in the parkland setting. The surrounding vegetation buffer provides a secluded space and contributes to the biodiversity network in association with the adjacent river. This area should be conserved and reinforced.
- 4.255 Other spaces within the village clearly contribute to the settlement character and are important areas with heritage and community value, namely the churchyard and Manor House grounds (No.8). However, they do not fully meet criteria such as multi-functionality, permeability or positive management.
- 4.256 The churchyard (No.4) has good accessibility and forms part of the focal area in the centre of the village. However, it does not have a wide range of functions, it is over-managed and has no biodiversity or recreational value. The Manor House grounds (No.8) are important for the setting of the village and hall. They have value as a private resource and with regard to heritage and landscape setting, and would be safeguarded by virtue of this value through policy and guidance.
- 4.257 The other sites within the village are a mixture of level 2 and 3 spaces, which consist of predominantly private gardens / grounds. The majority of these contribute to the village character, in relation to the Manor House. However, they are not suitable for designation as Local Green Spaces and would be more suitably protected through policy, where appropriate.

Barkestone le Vale

4.258 A total of eight existing and proposed POA have been considered within the settlement of Barkestone le Vale (see **Annexe 1** for full analysis).



- 4.259 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.260 None of the spaces within Barkestone le Vale meet the established criteria for designation as a Local Green Space.





Churchyard (No.1)

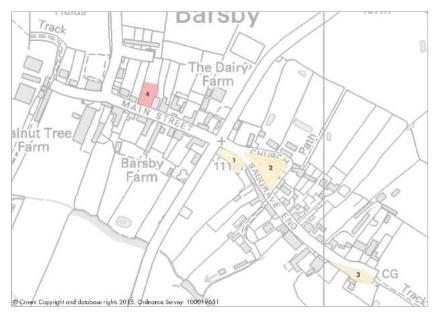
Village green (No.2)

- 4.261 There are spaces within the village that clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management.
- 4.262 The churchyard (No.1) has moderate accessibility, although is set apart from the centre of the village and contained by trees. It has value as setting to the listed heritage asset, and could be enhanced to introduce a level of biodiversity value and improve local public routes.
- 4.263 Other spaces within the village have limited functionality in relation to green infrastructure and

the established criteria. They contribute to the open texture of the village and are often remnant enclosures that have become encompassed by the village built form. Spaces such as the central paddock (No.4), village green (No.2), rough pasture (No.6) and grass verge (No.7) would benefit from improved management and reinforcement of the characteristics. It would not be appropriate to conserve these as Local Green Spaces but they should be carefully considered in line with relevant design and conservation policies.

Barsby

4.264 A total of four existing and proposed POA have been considered within the settlement of Barsby (see **Annexe 1** for full analysis).



- 4.265 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.266 One of the spaces within Barsby meets the established criteria:
 - Village Hall Green (No.4)



Village Hall Green (No.4)

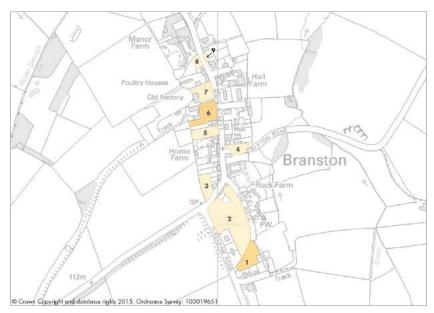


Broom Cottage (No.2)

- 4.267 The Village Hall Green is a maintained community space that clearly has local value. It forms part of the enclosed village character and has moderate accessibility / visibility from Main Street. It is a multi-functional space that is well managed by the community and shows signs of regular and positive use. It is a secluded, relatively tranquil space containing space for recreation and also has ecological value.
- 4.268 Other spaces within the village have limited functionality in relation to the established criteria although are noted in the conservation area appraisal as contributing to the village character. These spaces, around Broom Cottage (No.2) and at the end of Baggrave End (No.3) appear to have lost their integrity and although they are considered important they would benefit from improved management.
- 4.269 The identified sites clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management and would be safeguarded through policy where appropriate.

Branston

4.270 A total of nine existing and proposed POA have been considered within the settlement of Branston (see **Annexe 1** for full analysis).



4.271 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).



4.272 None of the spaces within Branston meet the established criteria for designation as a Local Green Space.





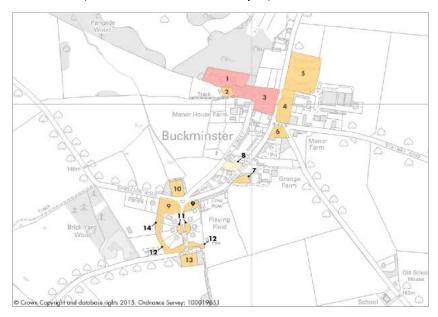
Churchyard (No.6)

Valley paddock (No.1)

- 4.273 There are spaces within the village that clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management.
- 4.274 The churchyard (No.6) has good accessibility within the centre of the village and is a well-kept focal space providing setting to the listed heritage asset. However, it has limited functionality in relation to the established criteria. The space could be reinforced and provide ecological benefits alongside the heritage character.
- 4.275 Other spaces within the village have limited functionality in relation to the established criteria. They contribute to the open spaces through the village and are often remnant enclosures that have become encompassed by the village built form. The paddock (No.1) at the end of The Rock could be enhanced and access reinforced to become a more permeable and usable space.
- 4.276 Spaces such as the raised paddock (No.2), private garden (No.5) on Main Street and Rectory garden (No.7) are valuable open spaces that contribute to village character, but are not suitable for Local Green Space designation. They would be safeguarded through policy where appropriate.

Buckminster

4.277 A total of 14 existing and proposed POA have been considered within the settlement of Buckminster (see **Annexe 1** for full analysis).



- 4.278 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.279 Two of the spaces within Buckminster meet the established criteria:
 - Churchyard (No.1)
 - Grassed avenues (No.3)





Churchyard (No.1)

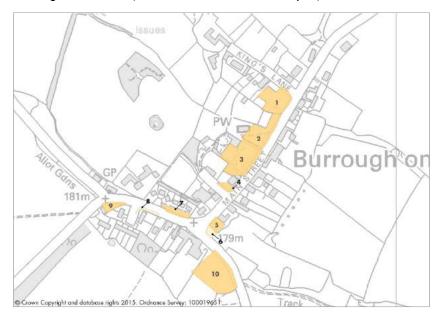
Grassed avenues (No.3)

4.280 The village has strong estate character with large open green spaces and mature trees throughout. The churchyard (No.1) and avenues (No.3) are representative of this character. The churchyard is a multi-functional space that has a tranquil character and is clearly important to the community. The avenues are a visually prominent and key feature of the historic village, and provide some level of multi-functionality including informal recreation, heritage setting and community value.

- 4.281 Other sites within the village have limited functionality in relation to the established criteria. They contribute to the open spaces through the village and treed character of the centre.
- 4.282 Although the sites identified within the village are important in contributing to the village character, they are not suitable for designation as Local Green Spaces due to their generally private ownership and limited functionality. The spaces would be safeguarded through character or heritage policy, where appropriate.

Burrough on the Hill

4.283 A total of ten existing and proposed POA have been considered within the settlement of Burrough on the Hill (see **Annexe 1** for full analysis).



- 4.284 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.285 None of the spaces within Burrough on the Hill meet the established criteria for designation as a Local Green Space.







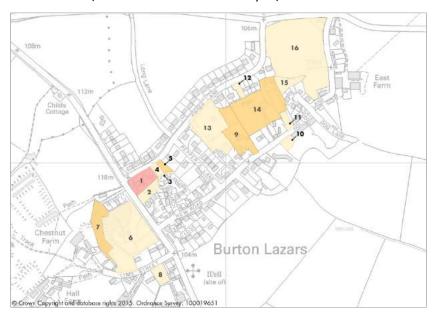
Paddock (No.1)



- 4.286 There are spaces within the village that clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management.
- 4.287 The churchyard (No.2) has relatively good accessibility within the centre of the village, is a generally well-kept focal space and has value as setting to the listed heritage asset. However, it has limited functionality in relation to the established criteria and limited visibility due to large trees along the boundary. The characteristics of the site could be reinforced and improved to provide ecological benefits alongside the heritage character. It would be protected by virtue of its heritage and value, through relevant policy.
- 4.288 Other sites within the village have limited functionality in relation to the established criteria. They contribute to the open spaces through the village and treed character of the centre.
- 4.289 Although the sites identified within the village are important in contributing to the village character, they are not suitable for designation as Local Green Spaces due to their generally private ownership and limited functionality. The spaces would be safeguarded through policy, where appropriate.

Burton Lazars

4.290 A total of 16 existing and proposed POA have been considered within the settlement of Burton Lazars (see **Annexe 1** for full analysis).



- 4.291 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.292 One of the spaces within Burton Lazars meet the established criteria:
 - Churchyard (No.1)







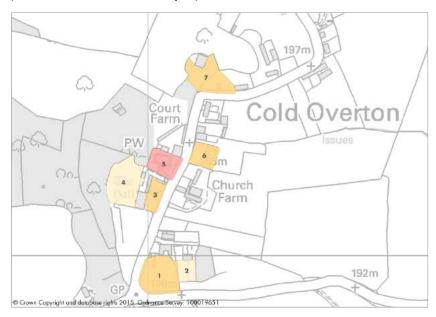
Churchyard (No.1)

Paddocks (No.14)

- 4.293 The churchyard (No.1) is in a prominent location on the hill top, on the main road through the village. It is clearly a valued, well-used and well-maintained space that forms part of the village hub (with the village hall opposite) and also has a visual relationship with the wider, historic landscape as well as having value as setting to the listed asset. This site should be reinforced in order to improve its functionality, particularly in relation to biodiversity.
- 4.294 Many of the spaces within the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens with little permeability. Although they contribute to the open texture of the village, they are not suitable for designation as Local Green Spaces. These spaces would be safeguarded through policy, where appropriate.
- 4.295 There are a few level 2 category spaces that are more visually prominent and contribute to the setting of the village and churchyard. Again, due to ownership and limited functionality they are not suitable for designation as Local Green Spaces and would be safeguarded through policy, where appropriate.

Cold Overton

4.296 A total of seven existing POA have been considered within the settlement of Cold Overton (see **Annexe 1** for full analysis).



- 4.297 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.298 One of the spaces within Cold Overton meets the established criteria:
 - Churchyard (No.5)





Churchyard (No.5)

Rectory garden (No.6)

- 4.299 The churchyard is in a central location and creates a visual stop along Main Street, establishing a focal area. It is clearly a well-used and maintained space with good accessibility and visibility. It is an important part of the heritage setting of the village. This is multi-functional space which would benefit from the characteristics being reinforced, particularly in relation to biodiversity.
- 4.300 The other sites within the village are a mixture of level 2 and 3 spaces, which vary from spaces of intrinsic value to the village to private spaces that are not integral to the character



of the settlement.

4.301 Many of the level 2 spaces are valuable in contributing to the setting of the historic properties and landscape setting of the village. They would not be suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate, or by virtue of their function as farmland or property set back.

Eastwell

4.302 A total of four existing POA have been considered within the settlement of Eastwell (see **Annexe 1** for full analysis).



- 4.303 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.304 None of the spaces within Eastwell meet the established criteria for designation as a Local Green Space.





Churchyard (No.1)

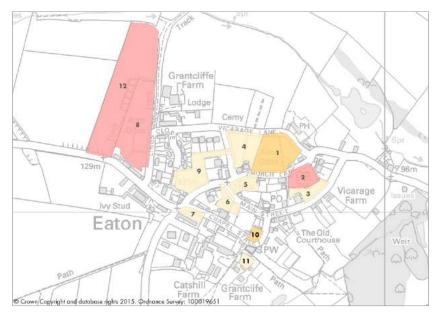
Walled garden to The Hall (No.2)

4.305 There are spaces within the village that clearly contribute to the settlement character.

- However, they do not fully meet criteria such as multi-functionality, accessibility /permeability, community value or positive use / management.
- 4.306 The churchyard (No.1) has moderate accessibility at the southern entrance to the village, although is removed from the village centre. There is some relationship to the adjacent rectory, although limited intervisibility. The churchyard would be protected by virtue of its heritage value with regard to setting of the heritage asset, and its purpose. However, there is opportunity to enhance the space through more appropriate management and reinforcing the public routes into it.
- 4.307 Other spaces within the village have limited functionality in relation to the established criteria. The grounds to The Hall (No.2) are important in relation to the setting of the historic buildings and setting of the village edge. The verges contribute to the opening up of views at the junction at the centre of the village, as well as providing some setback for properties from the road.
- 4.308 These spaces contribute to the village character, but are not suitable for designation as Local Green Spaces due to their limited functionality and private ownership. The spaces would be safeguarded through policy, where appropriate.

Eaton

4.309 A total of 12 existing and proposed POA have been considered within the settlement of Eaton (see **Annexe 1** for full analysis).



- 4.310 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.311 Three of the spaces within Eaton meet the established criteria:
 - Churchyard (No.2)
 - Allotment gardens (No.8)



Country Park (No.12)





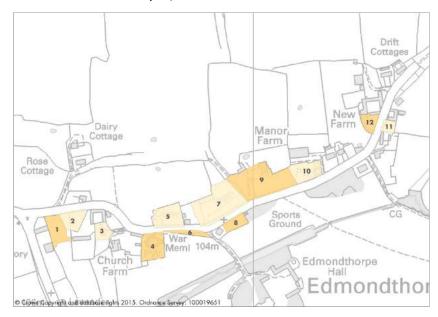
Country park (No.12)

Allotment gardens (No.8)

- 4.312 These spaces are important community and heritage spaces. The churchyard forms part of the open space network on the eastern side of the village, with good intervisibility with the adjacent allotments, open aspect private gardens and wider landscape. The churchyard is a prominent space that has good accessibility and permeability, is well managed and strongly representative of the village character. However, the functions of this space need reinforcing and there could be provision for biodiversity value.
- 4.313 The allotments and country park combine to be an important community space. Although they are on the edge of the settlement, they have relatively good accessibility and are evidently well used and highly valued spaces with various community facilities. They are multifunctional and generally well maintained. They should be conserved and their functions and character reinforced.
- 4.314 This is a hillside settlement with a generally enclosed character. The identified open spaces contribute to the open spaces between the built form and allow for opening up views in part. However, many of these spaces are enclosed with poor permeability and visibility, and are not integral to the village character. Some of the spaces have lost their integrity through mismanagement and should be reviewed.
- 4.315 Some of the spaces are valuable in contributing to the landscape setting of the village. However, they would not be suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate, or by virtue of their function in contributing to setting of heritage assets or as private spaces.

Edmonthorpe

4.316 A total of 12 existing POA have been considered within the settlement of Edmonthorpe (see **Annexe 1** for full analysis).



- 4.317 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.318 None of the spaces within Edmonthorpe meet the established criteria for designation as a Local Green Space.





Churchyard (No.4)

Cemetery (No.5)

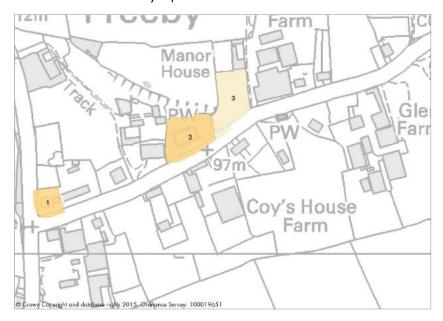
- 4.319 The village has a simple, open textured layout and the character is strongly influenced by the hall and historic land uses. The open spaces are important in establishing the overall character of this settlement, but are generally not suitable for designation as Local Green Spaces due to their limited functionality in relation to the criteria.
- 4.320 The churchyard (No.4) and cemetery (No.5) are valuable community spaces, and the churchyard in particular is a key feature in relation to the heritage and landscape setting. However, the functionality of these spaces is limited and there are few signs of appropriate



- management. These spaces are, therefore, not suitable for designation as Local Green Spaces but would be protected by virtue of their heritage and function.
- 4.321 The other areas within the village are a mixture of level 2 and 3 spaces, which vary from spaces of intrinsic value to the village, to private spaces that are not readily accessible or visible. Some of the spaces are valuable in contributing to the landscape setting of the village. However, they would not be suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate, or by virtue of their heritage.

Freeby

4.322 A total of three existing POA have been considered within the settlement of Freeby (see **Annexe 1** for full analysis).



- 4.323 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.324 None of the spaces within Freeby meet the established criteria for designation as a Local Green Space.



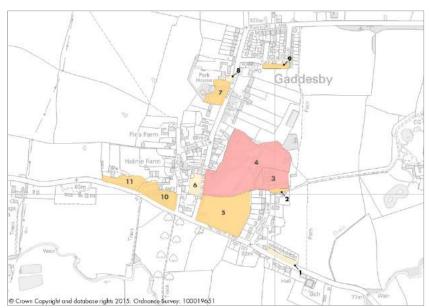




- 4.325 The sites are a mixture of level 2 and 3 spaces, consisting of the central churchyard, a relatively open cottage garden and partially enclosed field. These spaces are characteristic of the agricultural village; with a relatively simple, open textured character and connection with the wider landscape.
- 4.326 Although they are important contributors to the village character, they are not suitable for designation as Local Green Spaces due to their limited functionality in relation to the criteria, and would be safeguarded through policy where appropriate, or by virtue of their heritage.

Gaddesby

4.327 A total of 11 existing and proposed POA have been considered within the settlement of Gaddesby (see **Annexe 1** for full analysis).



The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).

- 4.328 Two of the spaces within Gaddesby meet the established criteria:
 - Churchyard (No.3)
 - Gaddesby Hall formal garden (No.4)







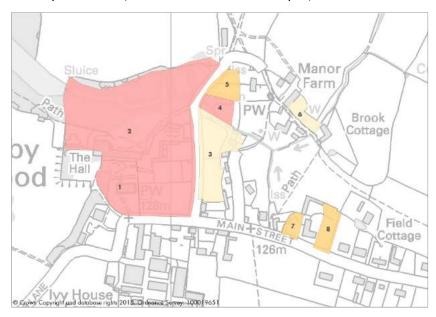
Churchyard (No.3)

Gaddesby Hall formal garden (No.4)

- 4.329 These sites are primarily important contributors to the heritage character of the village, with a strong association with the parkland landscape. The mature trees provide a visual and physical connection across the village and with the wider landscape, and are a key feature of the village.
- 4.330 These sites are integral to the village character and are multi-functional; providing for landscape and heritage setting, biodiversity and public amenity. Although the grounds of the Hall (No.4) are not publically accessible they have a strong influence on the character of the settlement and there is intervisibility between the grounds, churchyard (No.3) and adjacent field (No.5). The grounds of the Hall may be more suitably protected through policy, by virtue of the heritage value.
- 4.331 The other sites within the village are a mixture of level 2 and 3 spaces, which vary from spaces of intrinsic value to the village to private spaces that are not integral to the character of the settlement.
- 4.332 There are sites within the village that clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility /permeability, community value or positive use / management.
- 4.333 The large field between Nether End and Main Street (No.5) is an important feature in establishing the landscape setting of the village and as a remnant of the former estate setting. It does not meet the established criteria but should be reinforced and protected through conservation and / or landscape policy.
- 4.334 Other spaces within the village have limited functionality in relation to the established criteria. The private gardens contribute to the open spaces through the village and should be safeguarded through policy, where appropriate.

Goadby Marwood

4.335 A total of eight existing and proposed POA have been considered within the settlement of Goadby Marwood (see **Annexe 1** for full analysis).



- 4.336 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.337 Three of the spaces within Goadby Marwood meet the established criteria:
 - Churchyard (No.1)
 - The Hall grounds (No.2)
 - Ponds (No.4)





Churchyard (No.1)

Ponds (No.4)

- 4.338 These sites are primarily important contributors to the heritage character of the village, contributing to the open texture and dispersed nature of the settlement.
- 4.339 These sites are integral to the village character and combine to provide a range of functions.

 They have heritage, community, amenity and biodiversity value. Although the grounds of the

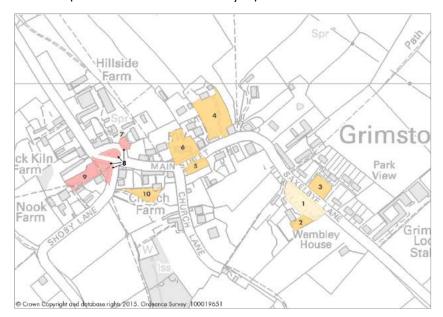


Hall (No.2) are not public spaces, there are footpaths adjacent to the areas and views into the spaces from the wider landscape and adjacent roads and churchyard (No.1). Together, they have a strong influence on the character of the settlement and there is intervisibility between the grounds, churchyard and ponds (No.4). The grounds of the Hall may be more suitably protected through policy, by virtue of the heritage value. The churchyard and ponds meet the criteria for Local Green Space designation and their functions should be reinforced appropriately.

4.340 The other sites within the village are a mixture of level 2 and 3 spaces, all of which are private gardens / grounds. These spaces clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management. They should be reviewed and reinforced as recommended.

Grimston

4.341 A total of ten existing and proposed POA have been considered within the settlement of Grimston (see **Annexe 1** for full analysis).



- 4.342 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.343 Two of the spaces within Grimston meet the established criteria:
 - Village green (No.8)
 - Play space (No.9)







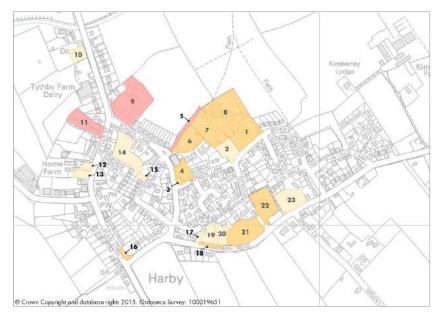
Village green (No.8)

Play space (No.9)

- 4.344 These are focal, central spaces that are integral to the village character and provide a range of functions. They should be conserved and reinforced in order to provide a level of biodiversity value, in addition to the existing heritage, community and recreational value of these spaces.
- 4.345 Other spaces within the village are a mixture of level 2 and 3 spaces and have limited functionality in relation to the established criteria. The churchyard (No.6) and private gardens (Nos. 1, 2, 3, 4, 5, 7 and 10) clearly contribute to the open spaces and character of the village, but do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management. They should be safeguarded through policy, where appropriate and reviewed or reinforced as recommended.

Harby

4.346 A total of 23 existing and proposed POA have been considered within the settlement of Harby (see **Annexe 1** for full analysis).



4.347 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment



criteria (see Table 3.5).

- 4.348 Three of the spaces within Harby meet the established criteria:
 - Avenue (No.5)
 - Recreation ground (No.9)
 - Allotments (No.11)





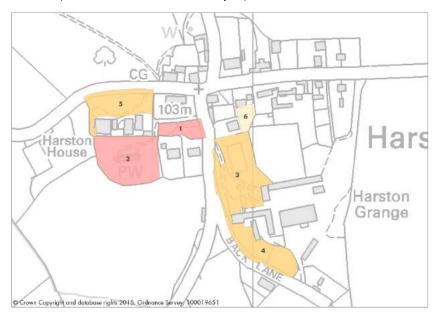
Avenue (No.5)

Allotments (No.11)

- 4.349 The recreation ground (No.9) and allotments (No.11) are valuable community spaces that provide a variety of functions, and should be reinforced to improve their functionality with particular regard to biodiversity and accessibility (of the allotments). The sites are on the edges of the village and provide important open spaces in a relatively dense settlement layout. They are in proximity to other community assets and are important recreational spaces that also have a relationship with the wider landscape.
- 4.350 The Avenue (No.5) is important in contributing to the setting of the church and establishing an important public link both to the heritage / community feature and footpath to the wider landscape.
- 4.351 The other sites within the village are a mixture of level 2 and 3 spaces, which vary from spaces of intrinsic value to the village such as verges and frontages, to private spaces that are not integral to the character of the settlement. The churchyard (No.8) is an important public space but does not meet the established criteria. The space should be reinforced through appropriate management to introduce a level of biodiversity value and improve the relationship with the wider village.
- 4.352 Many of the spaces within the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens with little permeability. Although they provide open spaces within the enclosed village setting, they are not suitable for designation as Local Green Spaces. Key spaces would be safeguarded through policy, where appropriate.

Harston

4.353 A total of six existing and proposed POA have been considered within the settlement of Harston (see **Annexe 1** for full analysis).



- 4.354 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.355 Two of the spaces within Harston meet the established criteria:
 - Cottage garden (No.1)
 - Churchyard (No.2)





Cottage garden (No.1)

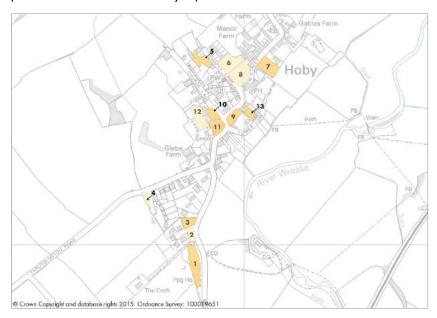
Churchyard (No.2)

4.356 The churchyard (No.2) is not central to the village but has good accessibility. On the raised edge of the village, the church and churchyard have strong intervisibility with the wider landscape. The churchyard provides a well-managed, important setting to the church and adjacent historic buildings. It has good functionality and some provision for biodiversity, and should be conserved.

- 4.357 The cottage gardens (No.1), although private, have good visibility across them and are important in contributing to the entrance and setting of the churchyard, open texture of this part of the village and contribute to the ecological network.
- 4.358 Other sites in the village contribute to the open texture of the village but do not meet the established criteria. Where appropriate these would be safeguarded through planning policy and could be reinforced through suitable management.

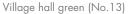
Hoby

4.359 A total of 13 existing and proposed POA have been considered within the settlement of Hoby (see **Annexe 1** for full analysis).



- 4.360 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.361 None of the spaces within Hoby meet the established criteria for designation as a Local Green Space.





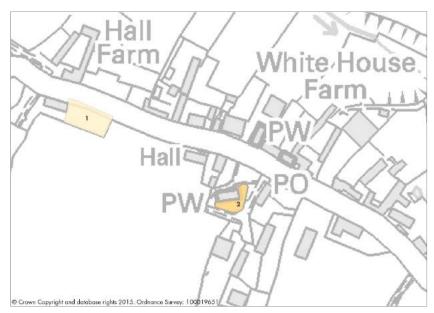


Small field (No.5)

- 4.362 The sites are a mixture of level 2 and 3 spaces, ranging from the central churchyard (No.11) and adjacent visually contained Manor house garden (No.12), to the edge of settlement recreation space (No.1) and enclosed paddocks (No.6). The village hall green (No.13) is an important community space that is relatively well managed. However, it has limited visibility and is not integral to the overall character of the village, and has limited functionality. This space could be enhanced to improve its functionality and biodiversity value.
- 4.363 Some of these spaces, such as the field (No.7) contribute to the loose-textured edges and provide long views across the wider landscape. Although they are important contributors to the village character, they are not suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate.
- 4.364 Other spaces are more visually contained, have weak functionality and have limited direct influence on the village characteristics. Where appropriate these would be safeguarded through planning policy and could be reinforced through suitable management.

Holwell

4.365 Two existing POA have been considered within the settlement of Holwell (see **Annexe 1** for full analysis).



- 4.366 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.367 None of the spaces within Holwell meet the established criteria for designation as a Local Green Space.







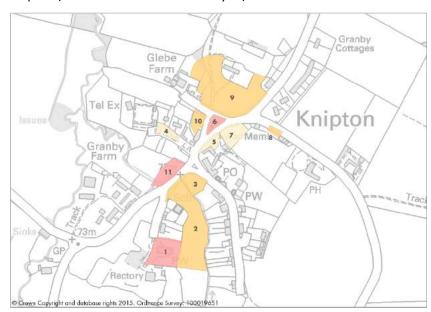
Churchyard (No.2)

Churchyard (No.2)

- 4.368 The churchyard is a central village feature, providing an important raised setting to the church. It is clearly visible and has good accessibility and permeability, with a network of public footpaths nearby. The functionality of the churchyard is limited and could be reinforced to improve recreational and biodiversity value. It is evidently an important community feature and part of the heritage of the village.
- 4.369 The other space within the village has poor accessibility, visibility and functionality.

Knipton

4.370 A total of 11 existing and proposed POA have been considered within the settlement of Knipton (see **Annexe 1** for full analysis).



- 4.371 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.372 Three of the spaces within Knipton meet the established criteria:
 - Churchyard (No.1)



- Village green (No.6)
- Village green (No.11)





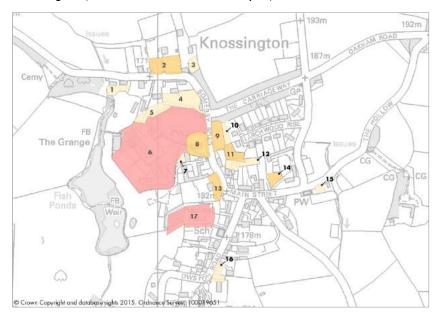
Village green (No.11)

Churchyard (No.1)

- 4.373 There are a series of visually related sites through the village, namely the churchyard (No.1), village green (No.11) and valley area (No.2), providing a swathe of greenspace through the centre of the village. They are important in providing the setting to the village and establishing the open textured character. The churchyard and village green are well maintained spaces with good accessibility. It would be appropriate (if feasible) to establish public access through the valley space to improve the connections between the spaces and the wider landscape. This space is important in retaining the agricultural character of the village (noted in the conservation area appraisal) and relationship to the wider landscape.
- 4.374 The smaller village green to the north of the village is an important visual stop and heritage feature, providing a secondary focal point as one moves through the village.
- 4.375 The other sites within the village are a mixture of level 2 and 3 spaces, which are primarily private garden spaces. Some of these are important to the setting of properties and the heritage character and open texture of the village. However, they are not suitable for designation as Local Green Spaces and would be more suitably protected through policy where appropriate.
- 4.376 Some of the sites are poorly managed and have poor visibility / permeability with the village. They are, therefore, not suitable Local Green Spaces and should be reviewed or reinforced where necessary.

Knossington

4.377 A total of 17 existing and identified POA have been considered within the settlement of Knossington (see **Annexe 1** for full analysis).



- 4.378 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.379 Two of the spaces within Knossington meet the established criteria:
 - Grounds of Knossington Grange (No.6)
 - Recreation space (No.17)



Grounds of Knossington Grange (No.6)



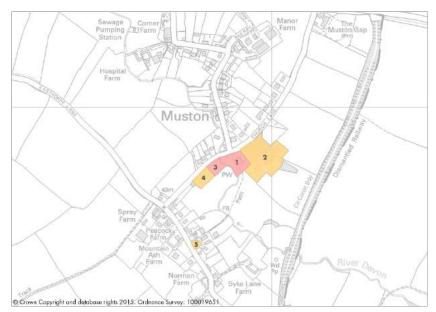
Recreation space (No.17)

4.380 The recreation space (No.17) is a site that has not previously been considered as a POA and was introduced by the assessor as a result of field survey. It is a valuable community space that provides a variety of functions including formal and informal recreation, landscape setting and biodiversity value. It has moderate accessibility, which could be improved and shows signs of positive use and management. The space should be conserved and reinforced through appropriate management to improve the functionality.

- 4.381 The grounds of Knossington Grange are private college grounds but are the main contributor to the character and setting of the village. There is potential for this asset to have improved accessibility / permeability to provide a more integral community asset.
- 4.382 Other spaces in the village are a mixture of level 2 and level 3 spaces, which contribute to the open texture of the village but do not meet the established criteria. Many of these are private, enclosed spaces that have weak functionality and little contribution to the village character. Others are important for the heritage setting of the village and the network of open spaces through the settlement. Where appropriate these would be safeguarded through planning policy, or by virtue of their heritage value.

Muston

4.383 A total of five existing and proposed POA have been considered within the settlement of Muston (see **Annexe 1** for full analysis).



- 4.384 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.385 Two of the spaces within Muston meets the established criteria:
 - Churchyard (No.1)
 - Village green (No.3)







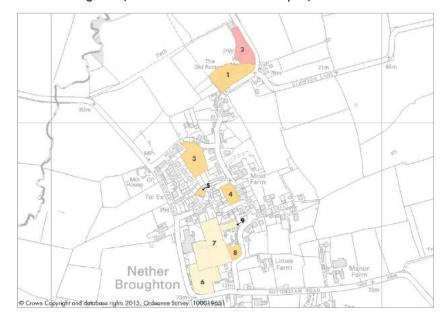
Village green (No.3)

Churchyard (No.1)

- 4.386 All of the sites within Muston are important in their own right; providing setting to historic features, community space and a relationship to the wider landscape. The churchyard (No.1) and village green (No.3) are important central, multi-functional spaces for community use. They would benefit from having a physical link between them for reinforced connectivity and community value, although there is existing intervisibility.
- 4.387 The other sites would benefit from improved accessibility; working to better link them all together and in turn augmenting the relationship with the wider landscape and links between the two parts of the village. Biodiversity value of the spaces could also be improved in order to contribute to the multi-functional nature of Local Green Spaces.
- 4.388 Some of these spaces, namely the Rectory garden (No.2) and village cross (No.5) may not meet the established criteria but would be safeguarded by virtue of their heritage value through policy where appropriate.

Nether Broughton

4.389 A total of nine existing and proposed POA have been considered within the settlement of Nether Broughton (see **Annexe 1** for full analysis).





- 4.390 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.391 One of the spaces within Nether Broughton meets the established criteria:
 - Churchyard (No.2)





Churchyard (No.2)

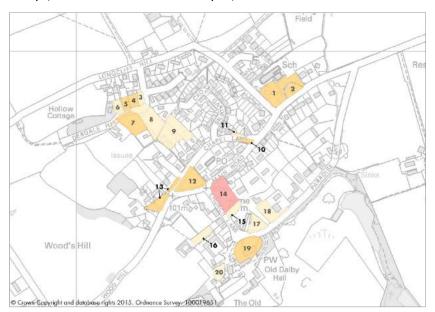
Paddock (No.4)

- 4.392 The churchyard (No.2) is set apart from the village but is prominent in the wider landscape. It is important to the heritage of the village and provides an important, tranquil community space that relates to the wider landscape. The space also has some biodiversity value that could be further enhanced.
- 4.393 Other spaces within the village are often enclosed and have limited accessibility. The paddock (No.4) is the most open area of land, overlooked by surrounding properties and providing opening up of views in the central area. There is some intervisibility with the wider landscape and this space is important in contributing to the village setting. The meadow (No.3) is also an important open space between built form, although is more enclosed with more limited visibility. Both of these spaces could be reinforced and enhanced to provide more integral open spaces to the community.
- 4.394 The play space (No.5) is an important facility but the space has limited functionality and is not integral to the village character. The space would benefit from improved management.
- 4.395 To the south of the village, the sites become more enclosed and secluded by the surrounding vegetation, with limited accessibility and visibility. There is little relationship to the wider village and they are not distinct or multi-functional spaces, although do contribute to the rural character of the village.
- 4.396 Few of the sites meet the criteria for designation as a Local Green Space, although do contribute to the rural character. Where appropriate these spaces would be safeguarded through design and landscape policy.



Old Dalby

4.397 A total of 20 existing and proposed POA have been considered within the settlement of Old Dalby (see **Annexe 1** for full analysis).



- 4.398 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.399 One of the spaces within Old Dalby meets the established criteria:
 - Recreation space (No.14)



Recreation space (No.14)



Village green (No.12)

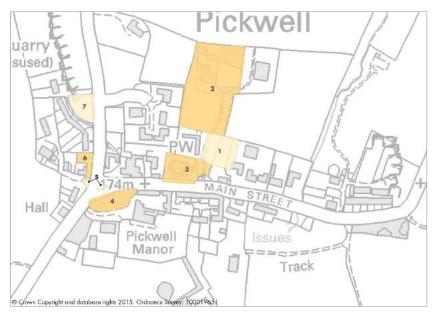
- 4.400 The recreation space (No.14) forms the central open space within the village. It is partly enclosed but with visibility into and across it from adjacent roads and properties. There is intervisibility with the church and good accessibility from the village. The space is multifunctional; providing an important community space, heritage setting to the church and adjacent properties, and has some biodiversity value related to the hedgerow boundaries and memorial garden.
- 4.401 Other spaces within the village vary from incidental verges (Nos.3, 10, 13 and 20) and

functional spaces such as the school grounds (No.2) to private gardens. The churchyard provides the setting for the relatively prominent church, although is set apart from the village centre with moderate accessibility / permeability. The historic connection with the village core and Old Dalby Hall has been partly eroded through the expansion of the village to the north. The connection between the churchyard and other open spaces within the village could be enhanced.

- 4.402 Private gardens are often secluded spaces with poor accessibility and limited visibility. They do not meet the criteria for designation as a Local Green Space. Some of the garden spaces are important in contributing to the setting of the related property and open texture of the village, namely Nos.4 and 5.
- 4.403 Some of the assessed spaces are poorly managed or have lost their integrity through changes in use or enclosure. These are not suitable Local Green Spaces and should be protected through other means where necessary.

Pickwell

4.404 A total of seven existing POA have been considered within the settlement of Pickwell (see **Annexe 1** for full analysis).



- 4.405 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.406 None of the spaces within Pickwell meet the established criteria for designation as a Local Green Space.







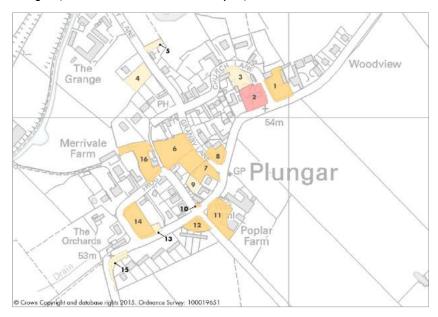
Churchyard (No.3)

Private grounds (No.4)

- 4.407 Many of the sites within Pickwell are secluded, private gardens set back from the village centre behind vegetation boundaries. They have weak accessibility and limited visibility. The mature trees within these spaces contribute to the visual amenity of the village, as noted within the conservation area appraisal. These private spaces are not suitable for designation as Local Green Spaces but important features could be safeguarded through appropriate policy.
- 4.408 The churchyard (No.3) has some prominence in the village; located towards the village centre it has good accessibility and visibility from Main Street. The churchyard has few features and is open plan in character. The space has limited functionality beyond providing the setting to the grade I listed Church of All Saints. Through appropriate management the biodiversity and character of the space could be enhanced.
- 4.409 The triangular grass areas (No.5) at the road junction provide a visual focus at the village entrance, in combination with the vegetated edge of Pickwell Manor. They have generally weak functionality but are an important feature and provide the setting for the memorial cross. This space would be safeguarded by virtue of its function in providing the road junction and setting of the cross.
- 4.410 The village green (No.6) is an incidental space adjacent to residential properties on Leesthorpe Road. It combines with the grass areas to establish open visibility at the road junction. It has limited functionality and should be appropriately enhanced for consideration as a Local Green Space.

Plungar

4.411 A total of 16 existing and proposed POA have been considered within the settlement of Plungar (see **Annexe 1** for full analysis).



- 4.412 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.413 One of the spaces within Plungar meets the established criteria:
 - Churchyard (No.2)





Churchyard (No.2)

Central paddock (No.6)

4.414 The churchyard (No.2) has some prominence in the village and provides a visual stop travelling in both directions along Plungar Lane. It forms part of the historic linear form of the village, with a focus on built form interspersed with open spaces along the road frontage. Other open spaces along Barkestone Lane and Plungar Lane also contribute to this character. The churchyard is well-kept, with good accessibility and is clearly a valued community space with some biodiversity value. The trees are an important characteristic along this road



- frontage and through the historic village, along Church Lane.
- 4.415 Other sites within the village are predominantly private and have limited accessibility. The sites along Granby Lane (Nos. 6 and 7) are visually prominent and form a central village area, overlooked by properties. They have some value in contributing to the village setting and heritage features, and are generally well-managed with amenity value. However, they are not accessible and have limited functionality in line with the established criteria, and are not suitable as Local Green Spaces. Similarly sites No.11 and No.14 are relatively open with a visual relationship to the surrounding built form. They contribute to the overall village character but have limited value and functionality.
- 4.416 The other sites within the village are a mixture of level 2 and 3 spaces, which consist of intrinsic spaces such as verges or private gardens and paddocks. Some of these are important to the setting of properties and the heritage character of the village. However, they are not suitable for designation as Local Green Spaces and would be more suitably protected through policy where appropriate.

Queensway

4.417 A total of 15 existing and proposed POA have been considered within the settlement of Saxby (see **Annexe 1** for full analysis).



4.418 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).

4.419 None of the spaces within Queensway meet the established criteria for designation as a Local Green Space.





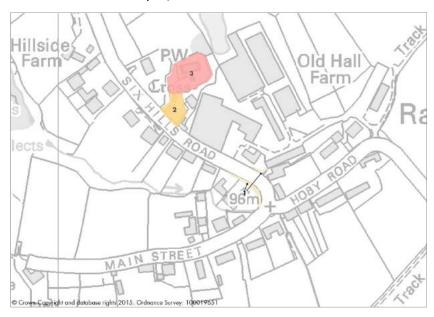
Playing field (No.6)

Allotments (No.1)

- 4.420 There is a variety of sites within Queensway, consisting of large, open grass spaces, intimate allotments and intrinsic verges and roadside buffers. The large, expansive playing field (No.6) is clearly a valued space used for recreation, but has limited focus in terms of settlement setting and limited functionality. This site, in combination with adjacent sites (Nos. 5 and 7) has the potential to be multi-functional, in providing a community focal area, spaces for wildlife, improved recreational routes to connect the surrounding countryside and settlement, and improved connection with other green spaces through the village.
- 4.421 The open road frontage along Queensway was evidently once an important feature of the village layout, but this has become eroded through conversion to private gardens, parking spaces and limited management.
- 4.422 Sites through the village are a mixture of level 2 and level 3 spaces, which contribute to the open texture of the village but do not meet the established criteria. These are all public spaces that have a variety of uses including formal play space, wide verges and allotments. There is evidence of positive use of spaces through the village. However, there are sites that are less well used and of lower value with regard to community use and settlement character. Where appropriate, sites could be safeguarded through design policy.

Ragdale

4.423 A total of 3 existing POA have been considered within the settlement of Ragdale (see **Annexe 1** for full analysis).



- 4.424 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.425 One of the spaces within Ragdale meets the established criteria:
 - Churchyard (No.3)





Churchyard (No.3)

Field (No.2)

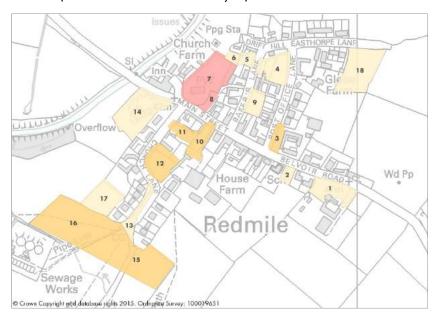
- 4.426 This is a small, compact village with little open space. The churchyard (No.3) provides the setting to the grade II* listed church and scheduled churchyard cross. The churchyard is relatively prominent at the top of a gentle slope from Six Hills Road and is readily accessible via the marked public footpath. It is an important community space that forms the focus of the village.
- 4.427 The field (No.2) in front of the churchyard is an important contributor to the setting of the church and allowing intervisibility between the village core and church, but has limited



functionality in relation to the established criteria. It has good accessibility via the footpath but is not a public asset. The roadside verge creates open views on the road bend of Six Hills Road, and is bound by a well-maintained private hedge boundary. Again, it contributes to the character of the village. These spaces do not meet the criteria for designation as a Local Green Space. Where appropriate they would be safeguarded through conservation and design policy.

Redmile

4.428 A total of 18 existing and proposed POA have been considered within the settlement of Redmile (see **Annexe 1** for full analysis).



- 4.429 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.430 Two of the spaces within Redmile meet the established criteria:
 - Churchyard (No.7)
 - Recreation ground (No.8)







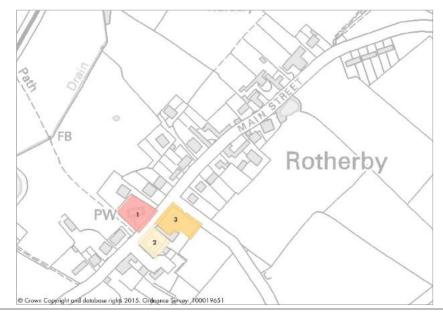
Churchyard (No.7)



- 4.431 The recreation space (No.8) is part of the village core, and combines with the churchyard (No.7) and Redmile House grounds (No.10) to form a focal area within the settlement. The churchyard and recreational ground are readily accessible, with the churchyard being a visual stop along the main road through the village and recreation ground slightly set back adjacent to this. They provide a valuable, relatively secluded community space that is evidently well-used and has a range of functions, including recreation, historic legacy, landscape setting as part of the conservation area and some ecological value related to the wall, hedge boundaries and trees through the site.
- 4.432 There is a variety of other sites within the village, ranging from incidental verges (No.13) and functional spaces such as the farmland strip (No.2), to paddocks and private gardens. The private gardens are often secluded spaces with poor accessibility and limited visibility. They contribute to the open spaces within the village that break up the built form but do not meet the criteria for designation as a Local Green Space. They could be conserved, where appropriate, through conservation and design policies.
- 4.433 Other notable spaces that contribute to the village character as part of the historic legacy are Redmile House grounds (No.10), rear cottage garden (No.11) and paddock 2 (No.12). These spaces have some visual prominence and, particularly in relation to the churchyard, are valued by the community as part of the village setting. However, primarily due to ownership and functionality they are not suitable Local Green Spaces and should be safeguarded through other means, such as conservation and design policy.
- 4.434 Some of the assessed sites are detached from the village or have lost their integrity through changes in use and enclosure. These are not suitable Local Green Spaces and should be protected through other means where required.

Rotherby

4.435 A total of three existing POA have been considered within the settlement of Rotherby (see **Annexe 1** for full analysis).





- 4.436 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.437 One of the spaces within Rotherby meets the established criteria:
 - Churchyard (No.1)





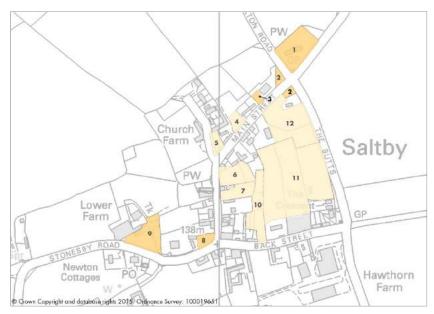
Churchyard (No.1)

Private garden (No.3)

- 4.438 This is a compact, linear village with little open space within the settlement area, but permeability with the surrounding landscape. The churchyard (No.1) provides the setting to the grade II* listed church. The churchyard is relatively prominent and central to the linear village. It is adjacent to a public footpath and has good accessibility and permeability. The village has limited open space and the churchyard provides an important community space that forms the focus of the village. It contains several mature trees, which contribute to the character of the conservation area. The site is well managed and could be enhanced for ecological value, to improve the multi-functionality.
- 4.439 The other sites in the village are privately owned and have restricted accessibility, visibility and functionality. The private garden (No.3) is important in contributing to the heritage character of the village and formal setting of the property, and has some amenity value. The courtyard and gardens (No.2) have weak functionality, although contribute to the setting of the cottage properties and village centre. These spaces do not meet the criteria for designation as a Local Green Space. Where appropriate they would be safeguarded through conservation and design policy.

Saltby

4.440 A total of 12 existing POA have been considered within the settlement of Saltby (see **Annexe 1** for full analysis).



- 4.441 The strength of appropriateness for the POA being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.442 None of the spaces within Saltby meet the established criteria for designation as a Local Green Space.





Churchyard (No.1)

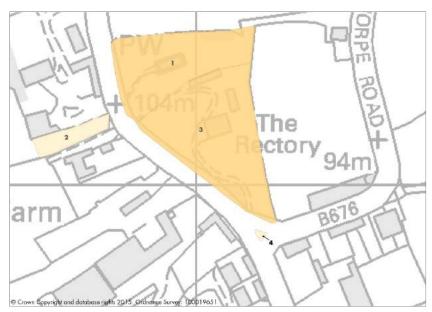
Verges (No.2)

4.443 The identified sites are a mixture of level 2 and level 3 spaces, ranging from the churchyard (No.1) on the northern village edge and Lower Farm grounds (No.9) on the southern edge, to large enclosed, central fields (No.11) and secluded private gardens (Nos. 4, 5, 6, 7, 10 and 12). These sites contribute to the open texture of the conservation area and are important to the character and setting of the settlement, as noted in the conservation area appraisal. However, the character and function of several of these spaces has become eroded through mismanagement and associated development.

- 4.444 Many of the identified sites have limited functionality, are often inaccessible and have poor visibility, and vary in quality. They are not suitable for designation as Local Green Spaces and would be safeguarded through policy where appropriate.
- 4.445 The higher quality and more visible spaces are located on the outer edges of the village, including the churchyard (No.1), farm grounds (No.9), roadside verges (No.2) and open textured private gardens (Nos.3 and 8) that contribute to the setting of prominent properties. Although these are important and valued spaces they do not fully meet the criteria due to ownership, limited functionality and restricted accessibility. They would be more suitably protected through conservation policy where appropriate.

Saxby

4.446 A total of three existing POA have been considered within the settlement of Saxby (see **Annexe 1** for full analysis).



The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).

4.447 None of the sites within Saxby meet the established criteria for designation as a Local Green Space.







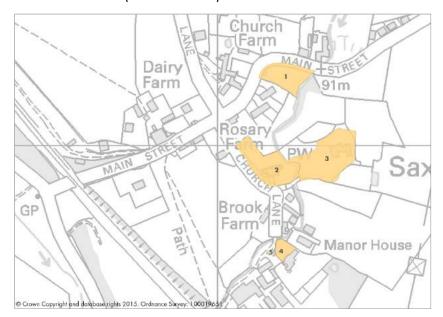
Churchyard (No.1)

Central verge (No.4)

- 4.448 This is a small, compact village with little public open space. There are several public rights of way into and through the village, which connect it to the surrounding countryside and nearby settlements. The churchyard (No.1) provides the setting to the grade II* listed church. It is not prominent in the village, but has good accessibility from the public routes. It is an important community space that forms the focus of the compact village. There is evidence of community management of the site, but the space could be enhanced through further management for community and ecological value. The mature churchyard trees are a characteristic feature of the village and combine with those in the Old Rectory grounds (No.3) to reinforce this characteristic.
- 4.449 There is intervisibility between the churchyard and Old Rectory grounds, which are integral to the village character but have limited functionality in relation to the established criteria. There have been few changes to the settlement over time, and the identified sites contribute to this historic legacy. However, in considering the established criteria the sites are not suitable for designation as Local Green Spaces and would be more fittingly safeguarded through conservation policy where appropriate.

Saxelbye

- 4.450 A total of five existing POA have been considered within the settlement of Saxelbye (see **Annexe 1** for full analysis).
- 4.451 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).



4.452 None of the spaces within Saxelbye meet the established criteria for designation as a Local Green Space.







Rectory garden (No.3)

4.453 This is another small village with little public open space. The settlement has an open texture by virtue of the dispersed built form around the local field network. The churchyard (No.2) is a secluded site that is integral to the village character and historic legacy. It is clearly a valued community asset that is well managed for community use, heritage setting and has ecological value by virtue of the appropriate management and planting that links through the village. However, it is secluded and not such a focus for the village in regard to the overall setting and is not as readily accessible to the wider village.

4.454 Other sites clearly contribute to the settlement character, are quality spaces and have heritage value. They have more limited accessibility, restricted visibility, or limited functionality and are not suitable for designation as Local Green Spaces. The sites would be more suitably protected through conservation or heritage policy where appropriate.

Sewstern

4.455 A total of three existing POA have been considered within the settlement of Sewstern (see **Annexe 1** for full analysis).



- 4.456 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.457 None of the sites within Sewstern meet the established criteria for designation as a Local Green Space.





Paddock (No.1)

Field (No.2)

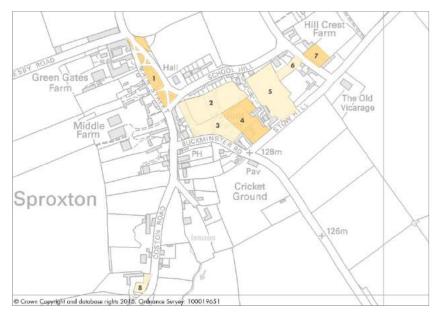
4.458 This is a primarily linear village, with built form predominantly fronting Main Street and interspersed by linear fields between properties and stretching back into the wider landscape. The identified sites are part of this field network, providing spacing between the built street



- frontage and intervisibility with the surrounding countryside.
- 4.459 The paddock (No.1) in the west of the village is a medium scale site that is overlooked by properties. It has a visual and physical relationship to the wider landscape whilst contributing to the layout of the village centre. It forms part of the entrance to the village from the north and west. However, this site has weak functionality and is privately owned with limited accessibility.
- 4.460 The other sites are small fields between properties on Main Street, which contribute to the open texture and provide intervisibility with the surrounding landscape. They have weak functionality and limited accessibility and visibility. The identified sites are not suitable for designation as Local Green Spaces and could be conserved through other policy where appropriate.

Sproxton

4.461 A total of eight existing POA have been considered within the settlement of Sproxton (see **Annexe 1** for full analysis).



- 4.462 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.463 None of the sites within Sproxton meet the established criteria for designation as a Local Green Space.







Village green (No.1)

Paddocks (No.4)

- 4.464 The village is tucked into the rolling hills of the landscape in the east of the borough. Due to the local topography the built form is set out around several paddocks on rising land to the east. These contribute to the open spaces noted within the conservation area appraisal. Many of the paddocks have poor accessibility and are not visible from public areas. They are privately owned and often form part of rear gardens. They have weak functionality and little community value, and do not meet the criteria for designation as Local Green Spaces.
- 4.465 The paddocks on Stow Hill (No. 4) and Church Lane (No.7) have greater visibility and break up the built form that fronts the local roads. There is clear visibility across the Stow Hill paddocks that contribute to the historic character of the village and setting of the red brick out buildings. These are privately owned sites that contribute to the noted character of the village and intervisibility between built form and the wider landscape. They do not meet the established criteria, but could be safeguarded through other policy.

Stonesby

- 4.466 A total of ten existing POA have been considered within the settlement of Stonesby (see **Annexe 1** for full analysis).
- 4.467 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).



4.468 None of the sites within Stonesby meet the established criteria for designation as a Local Green Space.



Churchyard (No.10)



Private garden to Hall Farm (No.5)

- 4.469 The village has a relatively compact character, with built form concentrated around The Green and the church. The churchyard (No.10) is not prominent and is tucked away behind built form, although it has good accessibility via a public right of way that passes through in an east-west direction. It is a simple, open plan churchyard that is overlooked by adjacent properties. It has community and heritage value but limited functionality and permeability.
- 4.470 Other sites are a mixture of level 2 and 3, ranging from a small area of village green and open paddocks, to secluded private gardens. Some of these spaces are more visible than

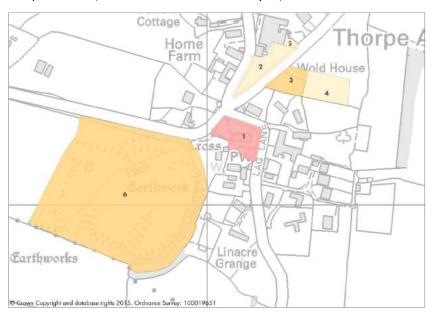


others and, therefore, contribute to the village character and setting of the built form. The private space (No.1) on the western edge of the settlement contributes to the relatively open and green character of the village entrance from the west. It provides an important visual stop with intervisibility with the wider landscape, but does not meet the criteria and is not a suitable Local Green Space. The cottage garden (No.3) and Hall Farm garden (No.5) are again important to the character of the village and setting of particular properties but are privately owned, have limited community value and weak functionality in line with the criteria.

- 4.471 The village green (No.8) is another important visual stop in the village and provides views towards the church tower, but has weak functionality and limited value. The adjacent paddock (No.9) and private garden (No.7) combine with the village green to create a partly open focus within the built form, with visual links to the surrounding countryside. They have some importance in the context of the village character but do not meet the criteria for designation as Local Green Spaces and would be better safeguarded through other policy where appropriate.
- 4.472 Other sites are more visually contained, have weak functionality and have limited direct influence upon the village character, and should be considered against appropriate policy.

Thorpe Arnold

4.473 A total of six existing and proposed POA have been considered within the settlement of Thorpe Arnold (see **Annexe 1** for full analysis).



- 4.474 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.475 One of the sites within Thorpe Arnold meets the established criteria:
 - Churchyard (No.1)







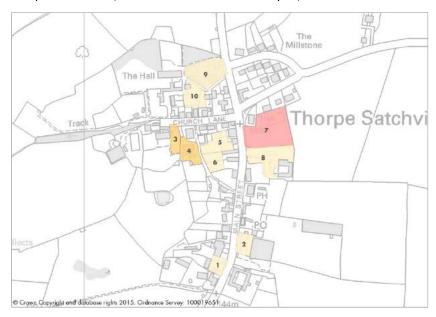
Churchyard (No.1)

Cemetery (No.3)

- 4.476 The churchyard (No.1) is central to the village and provides the setting for the prominent, grade II* listed church on the hill top. The trees around the churchyard perimeter offer a sense of seclusion, although the adjacent A607 is an intrusion on the tranquil setting. The churchyard provides a central focus for a village divided by the busy road. It is a valued community and heritage space with good accessibility and visibility. The site could be enhanced to improve ecological value, in order to become multi-functional in addition to being an important heritage space.
- 4.477 Other sites within the settlement vary in character from the enclosed private gardens (Nos.2 and 5) to open areas of land including the small scale cemetery (No.3) on the northern edge of the village to the large scale earthworks to the southwest of the village. Although the earthworks evidently have great historic value they are not suitable for Local Green Space designation. It is a tract of land that is strongly related to the wider landscape and is not integral to the village character. It is a valuable piece of land that should be safeguarded through appropriate policy, and is recommended to form part of the Area of Separation between Melton Mowbray and Thorpe Arnold.
- 4.478 Other sites do not meet the established criteria but could be safeguarded by virtue of their function or by other policy where appropriate.

Thorpe Satchville

4.479 A total of ten existing and proposed POA have been considered within the settlement of Thorpe Satchville (see **Annexe 1** for full analysis).



- 4.480 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.481 One of the sites within Thorpe Satchville meets the established criteria:
 - Recreation ground (No.7)



Churchyard (No.4)



Recreation ground (No.7)

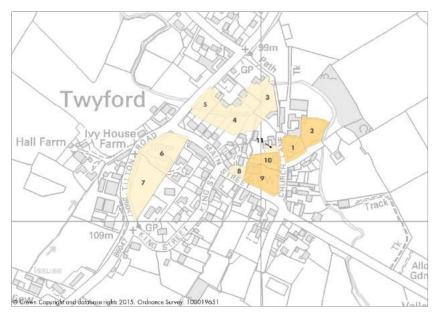
- 4.482 The recreation ground (No.7) is a valuable community space that provides a variety of functions, such as community events, and informal and formal recreation. The site has good accessibility and reasonable visibility from the main village routes. It provides an important open space in a relatively dense settlement form with footpath link to the wider countryside. However, the site should be improved to enhance the functionality with particular regard to biodiversity.
- 4.483 The other sites in the village are a mixture of level 2 and 3 spaces, which consist of

predominantly private gardens / grounds and the secluded churchyard tucked away behind residential properties. The historic legacy of the churchyard has been eroded through expansion of the settlement and alteration to linking routes. It is a simple space that provides a tranquil setting for the grade II listed church but has limited functionality. The space would be protected by virtue of its purpose and would benefit from improved management.

4.484 The majority of the spaces have limited functionality in relation to the established criteria and are predominantly privately owned. Although they provide open spaces within the compact village, they are not suitable Local Green Spaces and should be safeguarded through policy, where appropriate.

Twyford

4.485 A total of 11 existing and proposed POA have been considered within the settlement of Twyford (see **Annexe 1** for full analysis).



- 4.486 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.487 None of the spaces within Twyford meet the established criteria for designation as a Local Green Space.







Churchyard (No.9)

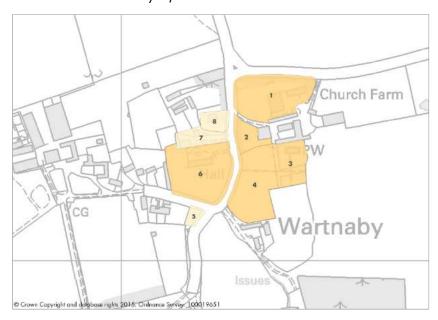
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Private grounds (No.1)

- 4.488 The sites are a mixture of level 2 and 3 ratings, and are predominantly privately owned gardens and fields that are often not accessible or visible. Some of the sites, such as the private grounds (No.1) and field (No.2) are part of the historic legacy of the settlement, although have become separated from the village centre through village expansion and infill development. There is still a visual relationship between the churchyard (No.9) and the private grounds (No.1) and the public right of way links round past the field (No.2) on the edge of the village. These spaces have limited functionality but are important to the village edge character.
- 4.489 The churchyard is a large, open space that provides the setting for the village centre as well as the grade I listed church. It is an accessible and relatively prominent space that has community and heritage value. However, it has limited functionality and would benefit from improved management in order to enhance the space in line with the village character and create an ecological resource.
- 4.490 Other sites within the village are generally enclosed with poor accessibility, mainly due to ownership. They are not suitable Local Green Spaces but could be safeguarded through policy, where appropriate.

Wartnaby

4.491 A total of eight existing POA have been considered within the settlement of Wartnaby (see **Annexe 1** for full analysis).



- 4.492 The strength of appropriateness for the identified sites being protected as Local Green Space, in line with the NPPF, is determined through consideration of the spaces against the assessment criteria (see **Table 3.5**).
- 4.493 None of the sites within Wartnaby meet the established criteria for designation as a Local Green Space.





Churchyard (No.3)

Fields (No.4)

- 4.494 The village has an intimate, estate character. Built form is set out around open areas and there is a strong relationship to the wider countryside. The identified sites form much of the open space between the built form, which is important to the overall village setting but they are not suitable for designation as Local Green Spaces as they do not meet the established criteria.
- 4.495 The churchyard (No.3) is a valuable site due to its historic legacy and in contributing to the setting of the grade II* listed church. The site is clearly valued by the community. However, it



is on the edge of the settlement and is not a focal space in the village. The site feels isolated, although can be accessed via a public footpath across adjacent fields, that links to the wider landscape. The adjacent fields (No.4) contribute to the setting of the church, as well as the adjacent farmhouse to the west and cottages to the south, and represent the character of the settlement. However, they are considered to be a tract of land that relates to the wider countryside and has limited functionality in relation to the criteria.

4.496 Other sites within the village are a mixture of level 2 and 3, and are private gardens / grounds that are predominantly secluded and enclosed by trees and ornamental planting. There is occasional visibility into the spaces, and they are important in contributing to the settlement character and landscape setting of the village. However, they are not suitable for designation as Local Green Spaces and could be safeguarded through conservation policy where appropriate.

5 Summary and Policy recommendations

Aims and objectives of spatial planning policy; intention of the recommendations

5.1 In order to ensure that landscape, settlement edge and green space spatial planning is implemented in the most effective way in Melton Borough, it will be vital that planning policy takes on board the recommendations of this study in developing the emerging Local Plan. A large number of competing issues have to be considered and assessed by plan makers, sustainability appraisal (SA) practitioners and consultees in the plan preparation process. In order to aid this process we have set out below the key points from this study that Planning Policy should take into consideration. We have focussed on the Local Plan in this section.

Local Plan

- 5.2 It is intended that this report will form part of the evidence base for the new Local Plan and for settlement fringe and green space issues to be addressed as appropriate in the plan's supporting documents. In order for any policies which deal with these issues to be found 'sound' when going through Examination in Public, they will have to meet the following tests¹⁶:
 - To have been **positively prepared** based on a strategy which meets objectively assessed requirements (see assessment criteria and application at **sections 3** and 4);
 - To be justified and based on robust and credible evidence evidence needs to be provided to justify the need for specific policies, e.g. that there is a particular issue or set of issues that need to be addressed through such an approach (see key issues, background to and purpose of this study at section 1. See also the evidence gathered under section 4);
 - To be consistent with national policy an approach based on consideration of landscape and green space is clearly advocated through the European Landscape Convention (ELC) and in the NPPF, as described in paragraphs 2.4 to 2.7 of this report;
 - To be the most appropriate strategy when considered against alternatives this report provides information on appropriate options and strategies for consideration as part of the planning balance process;
 - To be effective where a policy proposes tackling an issue, there is a need to ensure that the mechanism for tackling the issue will be effective and that there is some basis for taking the course of action;
 - To be deliverable, flexible and capable of being monitored above all, policies must be realistic and achievable, capable of adaptation due to changing circumstances in the plan period, and 'monitor-able' linked back to clear and transparent indicators and evidence (for the latter, see the assessment frameworks and



¹⁶ Planning Advisory Service (PAS), March 2014, Soundness Self-Assessment Checklist

criteria at **section 3** of this report and summary findings at **section 5** and the proformas in the separate supporting annexe.

- 5.3 The above 'tests of soundness' point to the need for, inter alia, a clear link between policy formulation and underlying evidence. This and the above points are reinforced at paragraph 182 of the NPPF¹⁷. The process undertaken in developing this report means that the tests with regard to positive preparation, justification and judgements based on sound evidence have all been met, and that the report lays a sound foundation for relevant policies which will meet the other tests, and that any barriers to or considerations in achievement have been identified.
- The Planning Advisory Service (PAS) and the Planning Inspectorate (PINS) both give more detail on what is meant by 'effectiveness', and this study has sought to address these aspects throughout the preparation of the report. A review of relevant national policy has been undertaken as part of the process (see **section 2**) to ensure that there are no regulatory barriers to delivery of the proposed recommendations. Earlier evidence (such as the two landscape studies the borough wide Landscape Characterisation and the Landscape Sensitivity Study produced jointly with Rushcliffe Borough Council) has been reviewed to ensure that there is no inconsistency with this study. Moreover the study has been developed using robust and transparent methodologies based on best practice and widely accepted technical guidance. Efforts have been made, through consultation with the client steering group, to ensure that proposed recommendations are appropriate. The assessment criteria used and their application/results also provide tangible hooks for monitoring of outcomes and spatial and development proposals during the plan period.
- 5.5 To aid plan makers, those assessing the plan (such as SA practitioners) and consultees, with ensuring the relevant issues are embedded in the plan-making process, the key aspects and findings of this report relevant to planning policy are summarised below.

Evidence base

- 5.6 Although this report is to be included as part of the Local Plan evidence base, there may be a need for or benefit in referring to the characterisation work undertaken as part of this report in other work such as SA baselines. Accordingly, the following may be useful:
 - The policy review/context in section 2 may provide useful information for any Sustainability Appraisal of Plans, Policies or Programmes. It may also be helpful for those carrying out the Sustainability Appraisal to check whether Local Plan policies are in line with national policy;
 - The local level landscape characterisation for the settlements on which this study focusses is set out at **section 4**, with the strategic landscape framework also presented at **Figures PLO3-1** and **PLO3-2**, and in the up front section of each settlement profile at section 4, and for the relevant Areas of Separation assessed in that section;
 - The assessment of the settlements and areas against the assessment criteria is presented in section 4;
 - Relevant spatial planning and development siting/broad brush design and management guidance (to also aid strategic Development Management decisions) is provided in relation to the settlement area profiles for the landscape sensitivity analyses at section 4;



Summaries in relation to the review of the Protected Open Areas/candidate Local Green Spaces is provided in the relevant settlement profiles at **section 4**, with full findings of the site by site review for individual spaces provided in the separate supporting annexe to this report.

Summary of report findings to inform Local Plan policy preparation

- 5.7 The following gives a concise summary of the findings of the assessments at **section 4**, and supporting recommendations, in relation to the three principal spatial outputs of the project, specifically:
 - The assessment of the Areas of Separation;
 - The landscape sensitivity analysis of the eleven agreed settlements (Melton Mowbray, plus the primary and secondary local service centre settlements);
 - The assessment of the existing and proposed Protected Open Areas and candidate Local Green Space sites.

Assessment of Areas of Separation - Summary of findings

5.8 The key recommendations from the desk and field survey are summarised below in relation to the areas, with full detail and illustrated (mapped) recommendations with regard to area boundary revisions set out in **section 4**.

Area	Origin	Recommendations
Melton Mowbray – Burton Lazars	Identified by ADAS, 2006	The landscape to the west and northwest of Burton Lazars contains historic landscape features, which should be conserved. Topography limits the views of the existing built edge of Melton Mowbray experienced from Burton Lazars. Any development coming forward should have consideration of the important ridgeline to the south of Melton Mowbray that limits the visual connection of the two settlements. The physical and visual separation of the settlements should be retained, to conserve distinctive features. Recommendation: Retain The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements. Figure NO318 PLO4-1 demonstrates the area to
-		be considered in making planning decisions.
Melton Mowbray – Thorpe Arnold	Identified by ADAS 2006	This is a space that is influenced by the valley topography and forms a natural separation between the edge of Melton Mowbray and Thorpe Arnold. The built form on the edge of Melton Mowbray along Melton Spinney Road, stands out as an extension of the town. Trees along the watercourse and sports pitch boundaries buffer views of the built form from Thorpe Arnold.
		The built form of Thorpe Arnold is less conspicuous and development should not take place to the west of the existing



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Area	Origin	Recommendations
		settlement edge to assist in maintaining a sense of separation between Thorpe Arnold and Melton Mowbray.
		Recommendation: Extend
		The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements. In order to ensure that this buffered edge is retained the AOS should be extended west to Melton Spinney Road. Figure N0318 PLO4-1 demonstrates the area to be considered in making planning decisions.
Melton Mowbray – Scalford	Identified through Issues and Options Consultation, 2015	This an expansive area of intact rural landscape, with topography and landscape pattern further accentuating the already considerable sense of separation between Melton Mowbray and Scalford. The two settlements are some distance apart, within different landscape character areas that are clearly defined by landscape features. There are areas of prominent topography and areas of more intimate landscape associated with the undulating valley. There is limited intervisibility between the two settlements with much of Scalford contained to the intimate valley landscape. The existing edge of Melton Mowbray is located on prominent landform and is often conspicuous in the surrounding landscape.
		The distinctive landform, varied visibility and intimate valley landscape pattern is sufficiently removed from the conspicuous edge of Melton Mowbray that it would be inappropriate for development that would lead to coalescence of the settlements. Development on the northern edge of Melton Mowbray could be controlled through character and design policies. The valley landscape, historic field pattern and associated features to the south of Scalford would control expansion of this settlement.
		Recommendation: Not required
		The area is considered to be an extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area.
Melton Mowbray – Asfordby Hill	Identified through Issues and Options Consultation, 2015	Melton Mowbray is effectively contained by the west-facing ridge overlooking the pastoral dry valley which forms the gap between Melton Mowbray and Asfordby Hill. Whilst the perception of Melton Mowbray's edge is apparent and also in terms of land management and land use associated with Ministry of Defence (MOD) lands in this area, the valley nonetheless is clearly important in defining a sense of separation and setting between the two settlements. This is far more apparent to the northern side of Asfordby Road, as the land to the south is defined by a range of 'edge' uses and landscape management, such as the golf course. The eastern



Area	Origin	Recommendations
		edge of Asfordby Hill and associated former quarries to the north are well integrated by broadleaf woodland and hedgerows, and this further assists in defining a sense of separation.
		Recommendation: Retain
		It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. Figure N0318 PL04-1 demonstrates the area to be considered in making planning decisions.
Melton Mowbray – Kirby Bellars	Identified through Issues and Options Consultation, 2015	There is strong representation of the historic landscape character to the east of Kirby Bellars, with presence of historic features including ridge and furrow field pattern and earthworks that are sensitive and should be conserved. The landscape is relatively open and expansive, extending north towards Asfordby Hill. These open views are susceptible to changes to the predominantly undeveloped skylines. Historic features (including low stone wall) provide a natural division between the landscape patterns, relating to the settlement edges and would form a suitable edge for an Area of Separation (AOS) to the east of Kirby Bellars. To the east of the river the landscape pattern is more contained and is influenced by industrial and commercial land uses outside of Melton Mowbray. Rather than the proposal for the AOS to be between Melton Mowbray and Kirby Bellars, it should extend to the north of Kirby Bellars to protect the historic landscape setting from expansion of Asfordby Hill and Asfordby Valley.
		Recommendation: Amend
		It is considered that some of this area is sensitive to development. However, it is more important to maintain the separation between Kirby Bellars and Asfordby Hill and Valley. Figure NO318 PLO4-1 demonstrates the area to be considered in making planning decisions.
Melton Mowbray – Great Dalby	Identified through Issues and Options Consultation, 2015	This is an expansive, relatively open landscape with a medium field scale field pattern. There are areas of prominent topography and areas of more intimate landscape, associated with the rolling landform and vegetation across it. There is limited intervisibility between the two settlements with much of Great Dalby contained to the intimate valley landscape. The former airfield is located on the most prominent part of the landform between the two settlements and has an open character, due to previous removal of vegetation. The prominent topography, level of visual prominence and medium to large scale landscape pattern is sufficiently



Area	Origin	Recommendations
Alcu	O.I.giii	coalescence of the settlements. Development of the northern edge of Great Dalby could be controlled through character and design policies. The ridgeline to the south of Melton Mowbray would control expansion of settlement in this area.
		Recommendation: Not required
Eye Kettleby – Melton Mowbray	Identified through Issues and Options Consultation, 2015	The area is considered to be an extensive tract of land that contains a variety of features that limit the physical and visual relationship of the two settlements. It is not necessary to designate this area. The ridgeline from the southwest edge of Melton Mowbray to the east of Eye Kettleby lakes provides a natural division between the landscape patterns, relating to the settlement edges and restricts the intervisibility of the two settlements. There are sensitive landscape features and patterns within this landscape, which characterise the isolated settlement of Eye Kettleby. Any development coming forward in this landscape should seek to retain the isolated character of Eye Kettleby and protect the small scale landscape setting between Eye Kettleby and Kirby Lane from expansion of the industrial edge of Melton Mowbray.
		Recommendation: Retain
		It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. Figure NO318 PLO4-1 demonstrates the area to be considered in making planning decisions.
Asfordby – Frisby-on-the- Wreake	Identified through Issues and Options Consultation, 2015	Frisby on the Wreake is a well contained settlement with well integrated built edge to the northeast. The railway line to the north provides a separating feature between identified landscape character areas; floodplain to the north and sloping co-axial fields to the east. The southern edge of Asfordby is contained by the River Wreake and development beyond this would be detached and inappropriate. The medium scale, visually contained, flat landscape of the valley is considered to be detached from the more intimate settlement pattern. Development could be controlled through existing landscape constraints and further through appropriate character and design policies. The character of the settlements is separated by the vegetated valley floor and both are contained to their settlings.
		Recommendation: Not required
		Although the area is sensitive in part to development, it is considered that the sense of separation would be maintained by existing landscape features and constraints. It is not necessary to designate this area.
Asfordby -	Identified by	It is appropriate for these to be two separate developments by



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Area	Origin	Recommendations
Asfordby Valley	ADAS, 2006	virtue of their different identities and settlement character. The existing green edge of Asfordby is important for the setting of the village, as well as providing for informal recreation. The Bypass Road forms an appropriate dividing line between Asfordby and Asfordby Valley. The character of the existing edge of Asfordby Valley is eroded and could be suitable for development, without intruding on the character of Asfordby. Development should be constrained by the landscape features including topography and existing vegetation belts.
		Recommendation: Amend
		The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements. However, it is considered that parts of this area are less sensitive and could accommodate small scale development. Figure NO318 PLO4-1 demonstrates the area to be considered in making planning decisions.
Asfordby Hill – Asfordby Valley	Identified by ADAS, 2006	These two settlements are characterised by their past, as villages for the miners of the extraction site to the north. They are relatively isolated pockets of terraced housing that have incrementally extended out along Melton Road. The character and landscape setting of the hamlets is eroded and there is little community focus within them. There is potential for these hamlets to have well-designed development with sensitive landscape edges to perceptibly enhance the sense of separation and setting. Development should not extend too far south into the more intact and historic landscape beyond.
		Recommendation: Not required
		The area is considered to have limited sensitivity to development. The settlements have similar characteristics to each other and are perceptibly seen as one settlement. It is not necessary to designate this area.
Bottesford – Easthorpe	Identified by ADAS, 2006	Retain, conserve and protect, due to its historic landscape character and historic landscape features, small scale and sense of intactness as well as the perceptible separation it creates between Bottesford and Easthorpe. It prevents Easthorpe being absorbed within Bottesford and as such is important in maintaining individuality of settlement character and setting. These settlements have very different characters of a historic hamlet (Easthorpe) and expanded settlement (Bottesford) with historic core.
		The protected area should be extended to the south as far as the A52, since this visually reads as part of the same landscape. Expanding the area in this way would also limit further settlement expansion to the south eastern quadrant of Bottesford. It is noted in this connection that a site on the eastern side of Belvoir Road is currently being built out for housing. Any development which extended further into the



Area	Origin	Recommendations
		area could have a negative impact on the sense of separation and the legibility of important, small scale historic landscape features within. It is important to conserve the strong visual relationship between this historic landscape and the church to the north and Belvoir Castle in the distance to the south. There are important historic features including fields, boundaries and built form that are highly sensitive to encroaching development footprints and these should be conserved through appropriate landscape proposals.
		Recommendation: Extend
		The area identified within the ADAS (2006) report is considered to be sensitive to development and important for maintaining the individual character of the two settlements. In order to ensure that this historic landscape setting is conserved the AOS should be extended south to the A52, to ensure that the individual characteristics of Bottesford and Easthorpe are retained. Figure N0318 PL04-2 demonstrates the area to be considered in making planning decisions.
Bottesford – Normanton	Identified through Issues and Options Consultation, 2015	Beacon Hill itself and the associated escarpment is of such elevation and visual prominence, and is sufficiently removed from the settlement pattern, that it would not be recommended as a potential development location. There is, however, merit in designating the lower lying land around Normanton as an Area of Separation, in order to retain the compact settlement form and maintain the perception of a settlement gap between Normanton and Bottesford. It is not considered that the Area of Separation would need to extend as far south as the railway line, since this forms a natural and defensible check to development at Bottesford North in any case.
		Recommendation: Amend
		It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. Figure N0318 PL04-2 demonstrates the area to be considered in making planning decisions.
Long Clawson – Hose	Identified through Issues and Options Consultation, 2015	This is an expansive, primarily flat piece of land with a small to medium scale patchwork field pattern to the west of Hose Lane. There is limited intervisibility between the two settlements, with some glimpses of farmsteads on the nearside settlement edges. The south and northeast settlement edges of Hose and Long Clawson respectively, are well integrated due to topography combined with vegetation in proximity to the settlement edge and across the wider, flat landscape. The expansive, flat topography contributes to the existing degree of separation between the two settlements. The undeveloped, expansive landscape is sufficiently removed from the settlement patterns, and is unlikely to come forward as a



Area	Origin	Recommendations	
		potential development location. Development on the edges of the settlement could be controlled through character and design policies.	
		Recommendation: Not required	
		The area is considered to be an extensive tract of land. The predominantly flat topography combined with vegetation limits the physical and visual relationship of the two settlements. It is not necessary to designate this area.	

Recommendations for emerging local planning policies

- 5.9 This study reveals that Melton Borough has a frequently small scale, intimate historic landscape that is important in contributing to the individual character of the settlements within the borough and establishing a sense of separation between them.
- 5.10 It is important to consider this sense of separation and the individuality of all of the borough's settlements in any planning proposal. However, the above Areas of Separation (as shown on figures PLO4-1 and PLO4-2) have been recommended as being important for retention due to the particular sensitivity of the landscape and potential for intrusion on the identity of the related settlements.
- 5.11 In developing local plan policy some overall recommendations include:
 - Using the results of the assessment to control development within these sensitive areas;
 - Restricting development that would contribute to the coalescence of two close settlements with separate identities, or diminish the open character of land between them;
 - Avoiding significant harm to the key characteristics of the landscape within the borough;
 - Retaining important areas of undeveloped landscape to avoid coalescence of settlements;
 - Allowing continued experience of the rural character and often highly tranquil parts of the landscape in between settlements;
 - Safeguarding the individual character of settlements, by maintaining in principle the separation between them.

Settlement Fringe Landscape Sensitivity Assessment

5.12 Below is a summary of the main findings from the settlement fringe landscape sensitivity analysis for the 11 settlements presented at **section 4**. The below narratives provide useful hooks for policy wording for both spatial planning and development management policies in respect of consideration, conservation and enhancement of local landscape and settlement character. The full landscape sensitivity analyses plus landscape design and management and development siting guidance can be found in the profiles at **section 4**.



Melton Mowbray

5.13 The town is surrounded by sensitive and visually prominent landscapes to the north and a sensitive small scale valley landscape (Eye Valley) to the east. The small scale, ancient landscapes to the south of the town (ridge and furrow) and scheduled archaeology near Burton Lazars are highly susceptible to change, although the southern settlement edge is visually well contained by ridge and vale landforms to the south. A more urban fringe influenced landscape characterises the western settlement edge, although the dry valley here is important in providing physical and perceptual separation between Melton Mowbray and Asfordby Hill. There is a degree of potential for development to be accommodated as an extension to the existing settlement edge as identified in **section 4**, although due to the often open and prominent character of the landscape around the settlement it is visually sensitive and would require appropriate mitigation and enhancement.

Asfordby

5.14 The landscape to the north is of an open character with rolling topography. Whilst undeveloped skylines are sensitive, the rolling landform creates a sense of containment. The exposed settlement edge to the west has a degree of development potential with appropriate mitigation and enhancement incorporated. The small scale and relatively intact floodplain landscape to the south of the village is sensitive and naturally constrained by virtue of natural resources and ecosystem management factors such as the floodplain.

Asfordby Hill

5.15 A valley to the east is important in constraining the direction of growth and in maintaining physical and perceived separation with Melton Mowbray. The northern, western and southern settlement edges have a degree of development potential. Whilst the riverine landscape to the south is to a degree sensitive, it is also markedly influenced by settlement fringe uses to the valley crests and an eroded landscape pattern, and there is opportunity for mitigation to enhance and better integrate this edge.

Bottesford

5.16 Intact areas of small scale landscape character and medieval ridge and furrow field systems to the east and southwest are sensitive and vulnerable to residential development. A very positive gateway to the settlement is formed by the intact vernacular hamlet of Easthorpe to the southeast and along Manor Road. The Grantham Road which forms the principal eastern approach to Bottesford has some scope for sensitively designed residential development which enhances the edge and avoids the riparian valley areas to the south. The railway line to the north of the settlement forms a natural check to growth in this direction. The western settlement edge has a degree of development potential, although due to its open and eroded character is visually sensitive and requires appropriate mitigation and enhancement.

Frisby-on-the-Wreake

5.17 As with Bottesford, a defensible settlement edge is created by the railway line to the north (limiting where development can go). The riparian character to the north emphasises the



landscape's sense of detachment from the area of settlement and is sensitive to development. The western settlement edge has some degree of development potential although the small scale landscape character and the presence of ridge and furrow field systems are important and sensitive. To the south of the village, the landscape is slightly less susceptible to change in parts, due to the larger scale and more eroded pattern, although intact and therefore sensitive areas do still persist.

Long Clawson

5.18 To the north of the village is a moderately sensitive landscape (contained field pattern and settlement edge), but with an occasionally more sensitive historic small scale landscape pattern closest to the settlement. A simple, medium scale landscape lies to the east and west of the village, but which has intervisibility with the prominent scarp forming the southern hinterland to the settlement. A more complex and intact landscape (including areas of small scale fields and ridge and furrow) lies to the southern edge of the village, forming part of the foothills to the Wolds scarp beyond. There is a degree of potential for well integrated development of an appropriate scale to be accommodated in proximity to the existing settlement edge as identified and in line with guidance provided in **section 4**.

Croxton Kerrial

5.19 A highly sensitive landscape to the north of the village by virtue of landform, visual sense of prominence, elevation and openness, also the LCZ's proximity to the historic village core. A simpler, larger scale, albeit visually prominent landscape lies to the east. To the west and southwest of the village is a considerably more sensitive landscape, by virtue of its intimate spatial scale, the positive settlement approach and Croxton Park, an outstanding piece of parkland of medieval origin.

Somerby

5.20 A mostly sensitive landscape to the north with some intact, small scale fieldscapes and a complexity of landscape pattern, which would be susceptible to change. The landscape to the east of the village is less sensitive due to its larger scale and greater simplicity, although areas of ridge and furrow field systems limit the landscape's ability to accommodate development. An open landscape with an eroded cultural pattern persists to the south of the village, with occasional remnant landscape features including ridge and furrow, which notably constrains development potential. A fragmented and open landscape lies to the west of the village and is characterised by a poor settlement interface with some potential for a small scale quantum of well-designed and integrated development.

Stathern

5.21 A relatively sensitive landscape to the west and south of the village which includes areas of ridge and furrow field systems and prominent views out. A sensitive and generally well integrated settlement edge characterises these parts of the village. To the north of the settlement is a considerably less sensitive landscape due to its expansive scale, a paucity of vulnerable landscape features and an often poorly integrated settlement edge (albeit with some variations and with expansive views due to the landscape scale, and characterised by



areas of sensitive ridge and furrow fieldscapes). To the southeast of the village is a complex and highly sensitive small scale (scarp foothills, co-axial field boundaries and ridge and furrow) landscape pattern which is largely intact and susceptible to change. There is a degree of potential for well integrated development of an appropriate scale to be accommodated in proximity to the existing settlement edge as identified and in line with guidance provided in **section 4**.

Waltham on the Wolds

5.22 To the west of the village is a sensitive, small-scale landscape defined in part by co-axial field systems which would be sensitive to change. To the north, a simple and eroded landscape, albeit offset by exposed visual character and sensitive areas of ridge and furrow field systems. The landscape to the east of the village is considered sensitive by virtue of the intricate, small scale landscape pattern and the well-integrated, defensible settlement edge. To the south of the village is a less sensitive landscape, due to scale, simplicity of landscape pattern and 'edge' influences. To the southwest the landscape is markedly more sensitive, due to the largely intact landscape character, the presence of rare historic landscape elements, the intricacy of landscape pattern and the poor relationship of the landscape to the settlement edge. There is a degree of potential for well integrated development of an appropriate scale to be accommodated in proximity to the existing settlement edge as identified and in line with guidance provided in **section 4**.

Wymondham

5.23 A sensitive, small scale and often intact landscape to the west and to the north of the village (towards the historic windmill), albeit with some variation – a locally lower sensitivity to the more 'edge' influenced landscape in the western part of this area. The landscape to the east of the village is less sensitive due to a less intricate landscape pattern – a generally simple, medium scale landscape (albeit with more intact and sensitive aspects within, including ridge and furrow field systems and small scale fields). The landscape to the south of the village is highly sensitive by virtue of its general sense of detachment from the village edge and the cultural landscape pattern which includes buried Roman remains. There is a degree of potential for well integrated development of an appropriate scale to be accommodated in proximity to the existing settlement edge as identified and in line with guidance provided in section 4.

Recommendations for emerging local planning policies

- 5.24 As above, this study reveals that Melton Borough has a frequently small scale, intimate historic landscape that is important in contributing to the individual character of the settlements and their interface / relationship with the surrounding landscape.
- 5.25 In developing local plan policy some overall recommendations include:
 - Using the results of the assessment to guide development to the least sensitive parts of the borough's landscape, whilst responding to the detailed guidance in the individual assessments (section 4) and the identified sensitivities;



- Maintaining the diversity of landscapes to ensure the design of any scheme responds to the local character and identified features;
- Avoiding significant harm to the identified sensitive characteristics and features of the landscape surrounding settlements within the borough;
- Allowing continued experience of the strongly rural character and often highly tranquil parts of the landscape in between settlements;
- Safeguarding the individual character and setting of settlements by controlling the location and form of development in line with recommendations.

Local Green Space Assessment and Recommendations going forward

- 5.26 Individual summary findings per settlement are set out in the relevant parts of **section 4**. Detailed pro formas setting out the findings in relation to the individual existing protected open areas and candidate local green spaces are presented in the separate annexe (**Annexe 1**).
- 5.27 The principal output for this part of the study was the identification of sites that are suitable for designation as Local Green Spaces, in line with the criteria in **table 3.5**.
- 5.28 A concise strategy of conserve / reinforce /enhance / manage (defined in **table 3.4**) has also been identified for each site, in response to the functionality, quality, character, use and value of the individual site, in order to inform future spatial planning policy.
- 5.29 The following sites (as identified in **section 4** and **Annexe 1**) are recommended for designation as Local Green Spaces:
 - Melton Mowbray Country Park, Cemetery, Wilton Park, New Park, Egerton Park, Memorial Gardens, Play Close, Churchyard, Country Park extension;
 - <u>Bottesford</u> Jubilee Garden, Sensory Garden, Duck ponds, Churchyard and periphery,
 Cricket pitch and bowls club;
 - Frisby on the Wreake Churchyard;
 - Long Clawson Recreation ground, Churchyard;
 - Croxton Kerrial School grounds;
 - <u>Stathern</u> Allotments, Recreation ground, Churchyard;
 - Waltham on the Wolds Churchyard;
 - Wymondham Allotments, Churchyard;
 - Ashby Folville Cricket pitch;
 - Barsby Village Hall Green;
 - <u>Buckminster</u> Churchyard, Grassed avenues;
 - Burton Lazars Churchyard;
 - Cold Overton Churchyard;



- <u>Eaton</u> Churchyard, Allotment gardens, Country park;
- Gaddesby Churchyard, Gaddesby Hall formal garden;
- Goadby Marwood Churchyard, The Hall grounds, Ponds;
- Grimston Village green, Play space;
- Harby Avenue, Recreation ground, Allotments;
- Harston Cottage garden, Churchyard;
- Knipton Churchyard, Village greens (two);
- Knossington Grounds of Knossington Grange, Recreation space;
- Muston Churchyard, Village green;
- Nether Broughton Churchyard;
- Old Dalby Recreation space;
- Plungar Churchyard;
- Ragdale Churchyard;
- Redmile Churchyard, Recreation ground;
- Rotherby Churchyard;
- Thorpe Arnold Churchyard;
- Thorpe Satchville Recreation ground.

Recommendations for emerging local planning policies

- 5.30 This study has assessed a variety of open spaces within the settlements of Melton Borough, including recreation grounds, churchyards, private gardens, paddocks, grass verges and village greens.
- 5.31 Those sites identified as meeting the criteria and reach a level 1 rating have been recommended for Local Green Space designation. The majority of these sites should be conserved, to positively manage the important character, features, value and functionality of the site. Some of the sites require reinforcement of their key characteristics but meet the majority of the criteria. It would be appropriate to establish a policy to protect designated Local Green Spaces. Overall policy recommendations include:
 - Restricting development that does not form a part of or contribute to the character and function of the designated site;
 - Maintaining the key features that contribute to the character and functionality of the site;
 - Avoiding significant harm to the identified sensitive characteristics and features of the site;
 - Safeguarding the individual character and local value of the site.
- 5.32 Sites that have not been recommended for designation may have value within their settlement, but due to constraints associated primarily with their function, quality and accessibility do not meet the Local Green Space criteria. These sites could be safeguarded through other policies



or designations where appropriate. Policy recommendations include:

- Avoiding significant harm to the open spaces that contribute to the setting of historic built form and features;
- Safeguarding open spaces that contribute to the key characteristics and features of the conservation area (in line with the conservation area appraisal);
- Maintaining key entrances and gateways to villages, where these are an important feature of the development.
- 5.33 Neighbourhood planning would enable further identification of Local Green Spaces that have not already been designated within this Local Plan period. Neighbourhood planning would also enable local communities to identify site specific policies for the designated Local Green Spaces within their settlement.
- 5.34 Other spaces that local communities consider to have value, but do not meet the Local Green Space criteria could also be safeguarded through specific Neighbourhood Plan policies.

6 References

6.1	ADAS, 2006, Identifying Areas of Separation Criteria and Evidence
6.2	Council of Europe, 2004
6.3	Communities and Local Government, 2012
6.4	ADAS, 2006 Melton Borough Landscape & Historic Urban Character Assessment Report and ADAS, 2011 Melton Landscape Character Assessment Update 2011
6.5	LUC, 2014 Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development
6.6	Asfordby Parish, 2015 Pre-submission Neighbourhood Plan
6.7	The emerging Spatial Strategy for the Borough
6.8	Natural England, 2014, An Approach to Landscape Character Assessment; Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3')
6.9	2011 update to the Landscape and Historic Urban Character Assessment
6.10	Melton Borough Council, designated 1981, online resource
6.11	Melton Borough Council, available online at: http://www.melton.gov.uk/downloads/file/829/stathernpdf

Planning Advisory Service (PAS), March 2014, Soundness Self-Assessment Checklist

6.126.13

CLG, 2012

Appendices

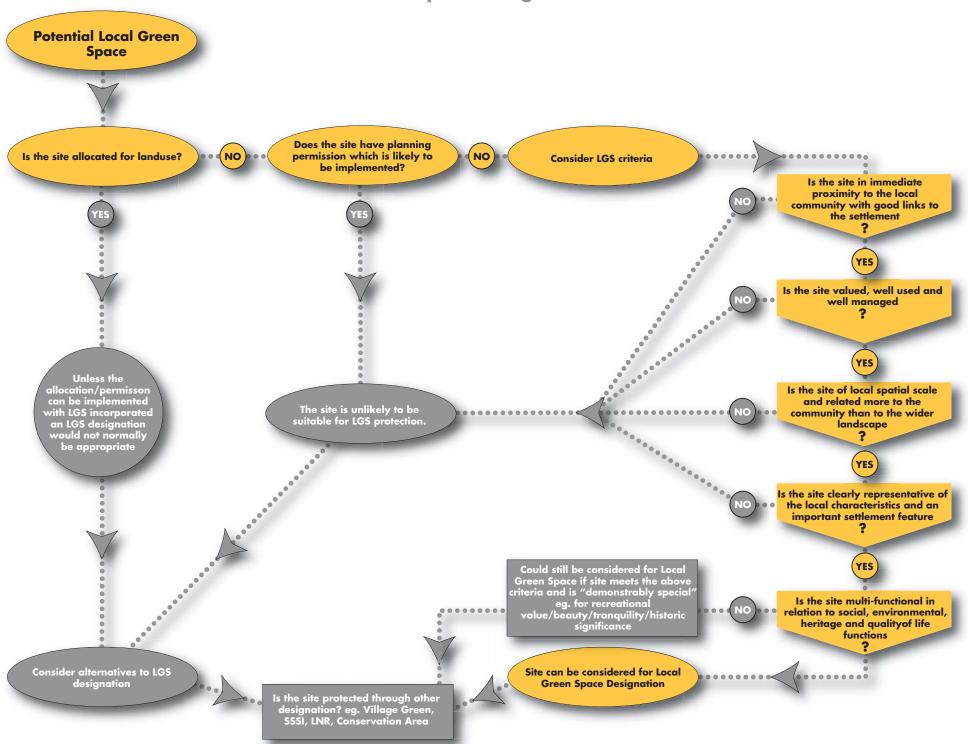
Appendix A: Field survey pro formas

*Melton BC Settlement	Criteria			
e.g. Asfordby*	High >>>		>>>Low	
Local Character Zone	1	2	3	
No. and Name				
Notes [edge character inclupation potential for enhancement; perceptual quality; visual control of the control	topography & sky	lines; landscape sco		

*Melton BC Settlement	Criteria		
e.g. Asfordby*	Strong >>>		>>>Weak
POA No. (and name)	1	2	3
1			
2			
3			
4			
5			
6			
Notes [proximity to local cowildlife / recreational value condition, quality]			

Appendix B: Local Green Space Designation – Flow Diagram

Local Green Space Designation Process



Appendix C: Glossary

Term	Definition
AOD	Above Ordnance Datum or above sea level.
Co-axial field systems	A regular arrangement of field boundaries covering the same
Co azirar mora systems	orientation, often sinuous in form.
Foothills	Low hills at the base of a steeper hill range or system.
Geographic Information	A means of digitally interrogating and presenting spatially
Systems (GIS)	referenced data for a wide range of social and environmental
	topic areas.
Green infrastructure (GI)	The National Planning Policy Framework defines GI as 'A
	network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental
	and quality of life benefits for local communities'.
Green infrastructure or	Functions are the spatial attributes of green infrastructure – the
green space functions	building blocks by which green infrastructure need and
	priority may be evaluated and from which benefits, goods or
	services may be taken. Functions may be environmental,
	social or economic.
Historic Landscape	An activity which seeks to understand the historic processes
Characterisation or HLC	acting upon/which have shaped the landscape of today, typically presented as GIS data.
Intervisibility	The property of visibility between one area/site/feature and
line visibility	another.
Landscape	This is defined in the European Landscape Convention (ELC)
	as 'an area, as perceived by people, whose character is the
	result of the action and interaction of natural and/or human
	factors'.
Landscape character	The distinct and recognisable pattern of elements that occurs
Logibility	consistently in a particular type of landscape.
Legibility Multi-functionality	Visibility and perception in relation to a landscape. In the context of green infrastructure, the ability of a site or
Moni-Tonchondary	asset to have multiple functions.
Node	Intersection of roads / streets / principal circulation routes; a
	focus
Nucleated	Of a settlement, compact and centred on a central focus;
-	concentric.
Pantiles	A roof tile curved into an S shaped section, to overlap with its
Parkland	neighbour. Open, grassy land with scattered groups of trees, historically
Parkiana	for hunting/deer, latterly grazed and forming an ornamental
	setting to a grand house.
Parliamentary enclosure	During the 18th and 19th centuries, agricultural enclosure was
	by means of local acts of Parliament, called the 'Inclosure
	Acts'. These parliamentary enclosures consolidated strips in
	the medieval open fields into more compact units, and
Didge and formers	enclosed much of the remaining pasture, commons or wastes.
Ridge and furrow	The historic legacy of the medieval open field or strip field system, so called due to the archaeological pattern of ridges
	and troughs or furrows created by ploughing in medieval
	cultivation.
Scarp	A very steep bank or slope; an escarpment.
SMR	Archaeological sites on the Sites and Monuments
	Record. Formerly known as Scheduled Ancient Monuments or
	SAMs.



SSSI	Site of Special Scientific Interest. Designated and administered at the national level by Natural England on account of outstanding ecological, biological or geological interest.
Time depth	The imprint of the past upon the contemporary landscape.
Tributary	Of a water course, a secondary river which may rise from springs, which feeds a primary or main river.
Vernacular	A form of architecture which is indigenous to a specific locality and user need. The term originated from the Latin 'vernaculus', meaning native.

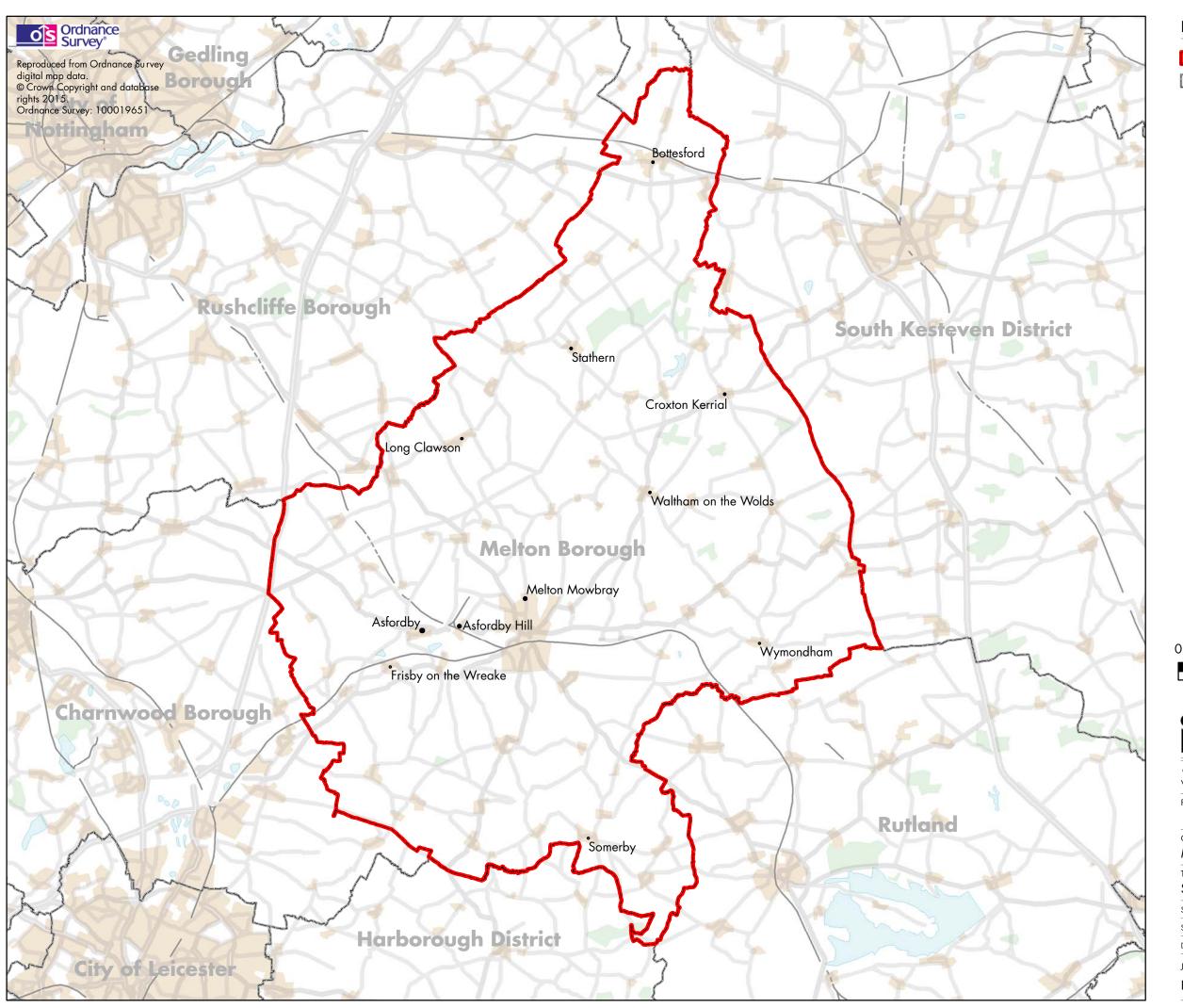
Appendix D: Data sources

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- Ordnance Survey base mapping (Raster tiles, as 1:10,000 and 1:25,000 mapping);
- Aerial photography;
- Landform Panorama contour mapping;
- Settlement boundary data / settlement envelopes;
- Landscape Character Areas (2006 Landscape Character Assessment) and Landscape Character Units (2014 Landscape Sensitivity Study);
- Landscape and relevant planning designations;
- Data on landscape elements which could form barriers / contribute to physical and visual separation e.g. ancient woodland and national woodland inventory data;
- Open space / open areas data: proposed / draft areas of separation; existing Protected
 Open Areas and candidate areas;
- Biodiversity data national and local designations, plus relevant citations;
- Historic environment datasets Historic Landscape Characterisation; heritage designations plus relevant citations

Figures

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Legend

Melton Borough Boundary



District Borough Unitary Region



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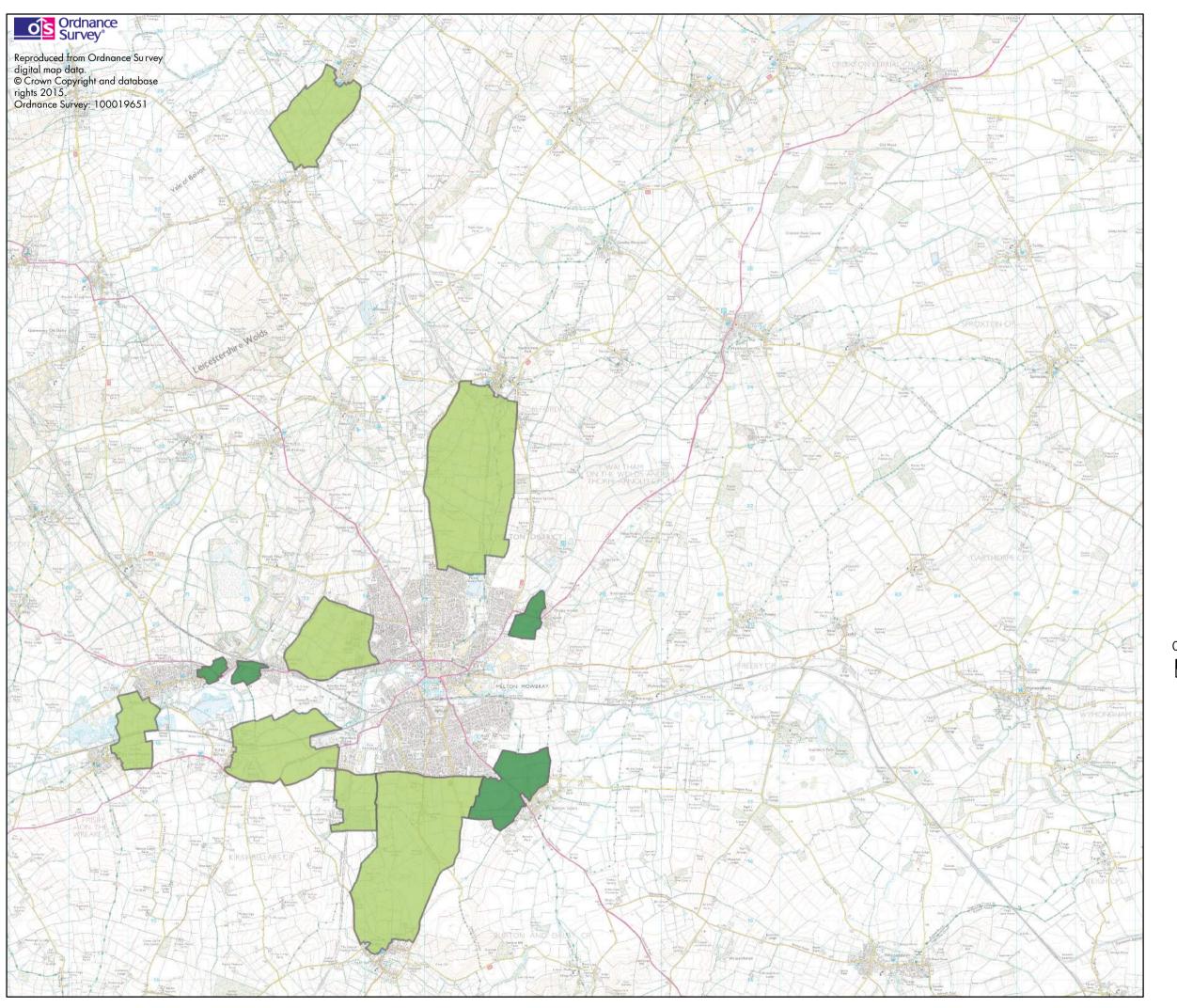
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PROJECT AREAS OF SEPARATION, SETTLEMENT FRINGE SENSITIVITY AND LOCAL GREEN SPACE STUDY

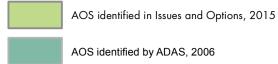
MELTON BOROUGH COUNCIL

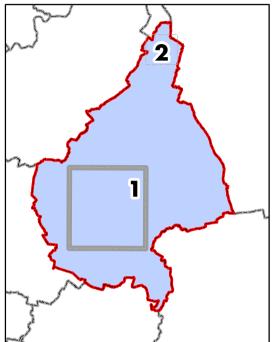
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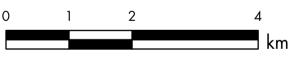
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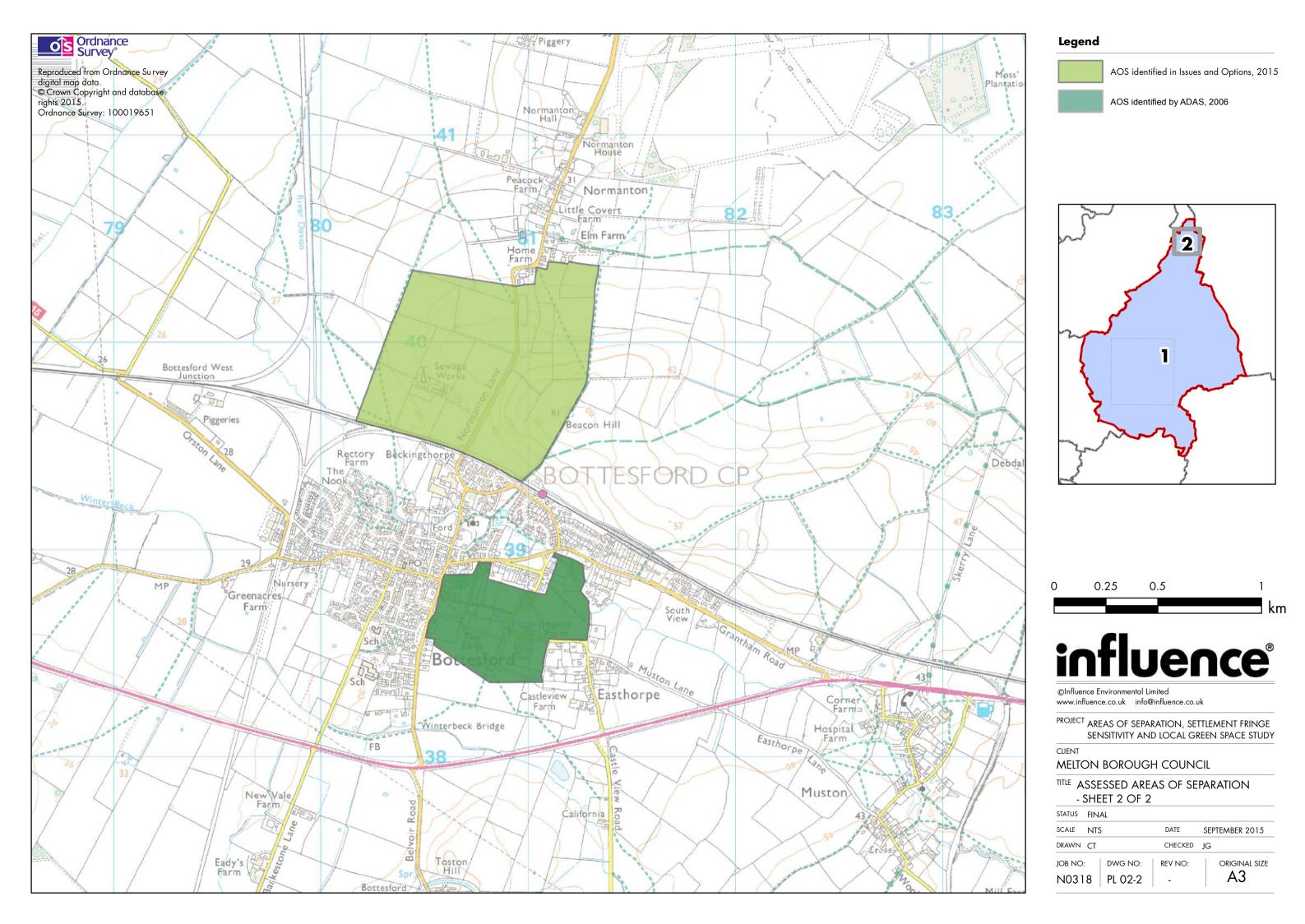
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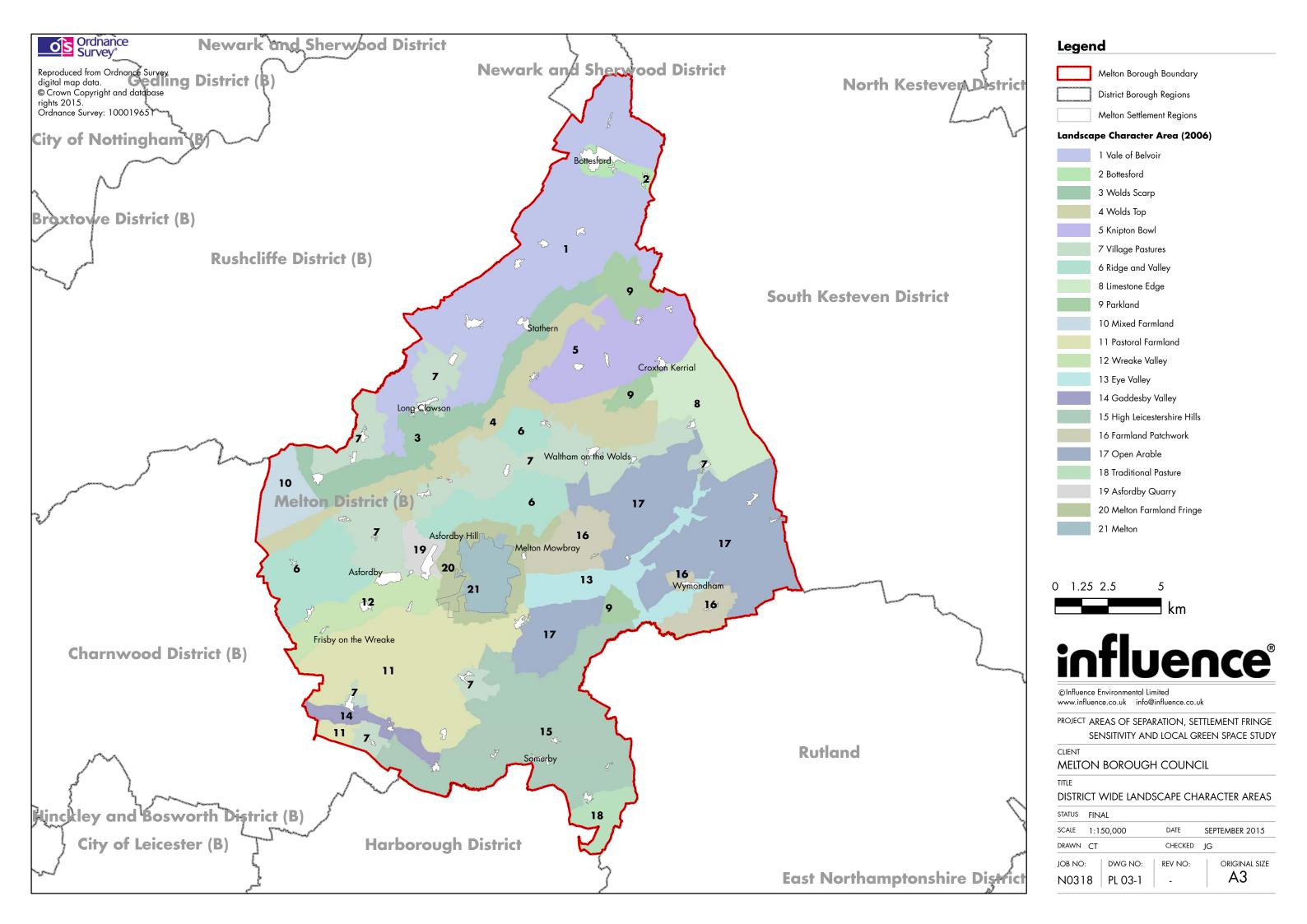
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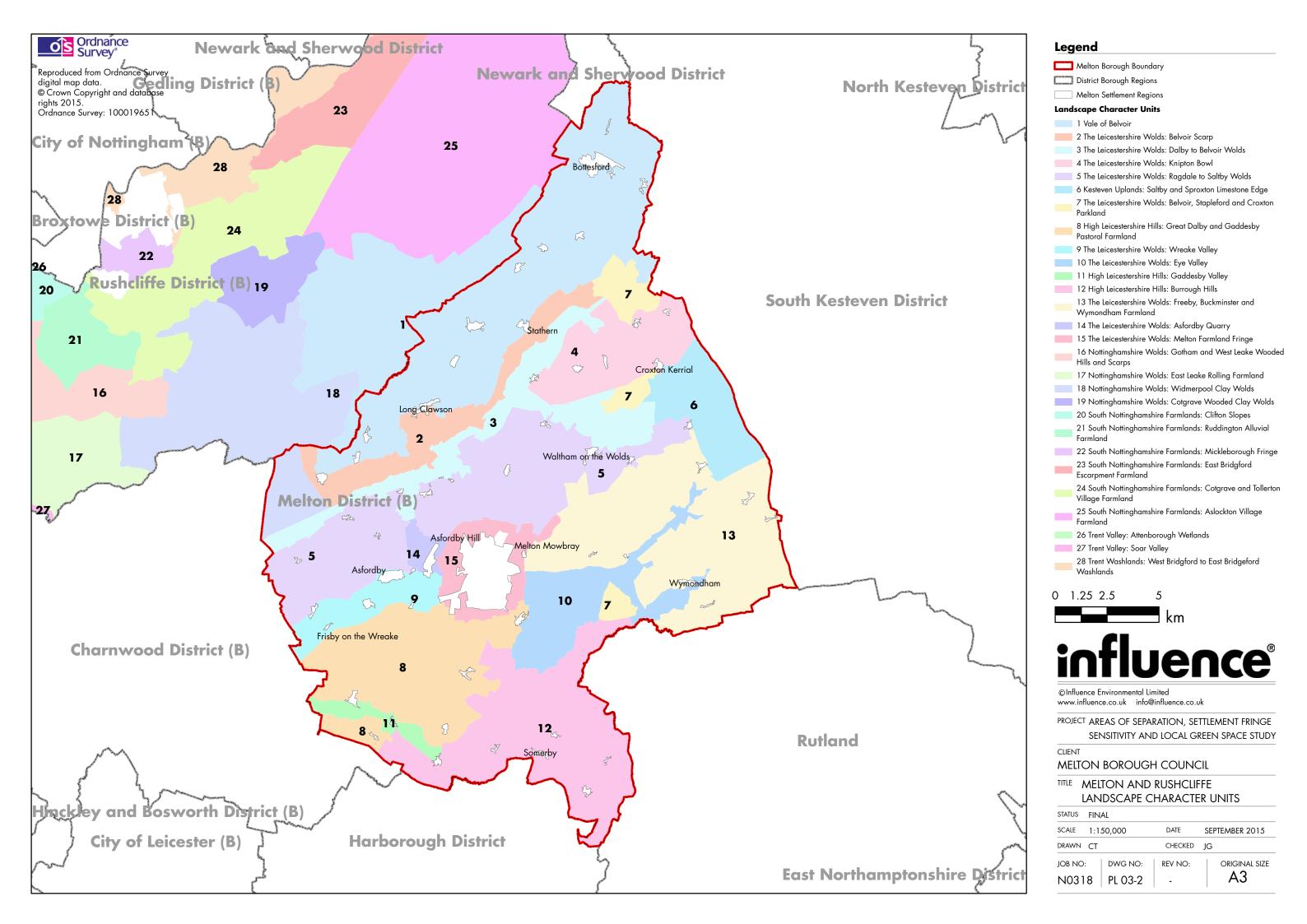
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- SHEET 1 OF 2

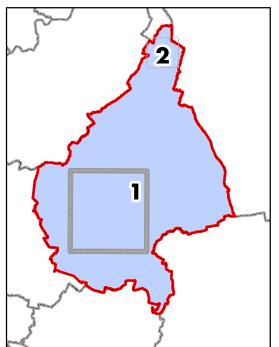
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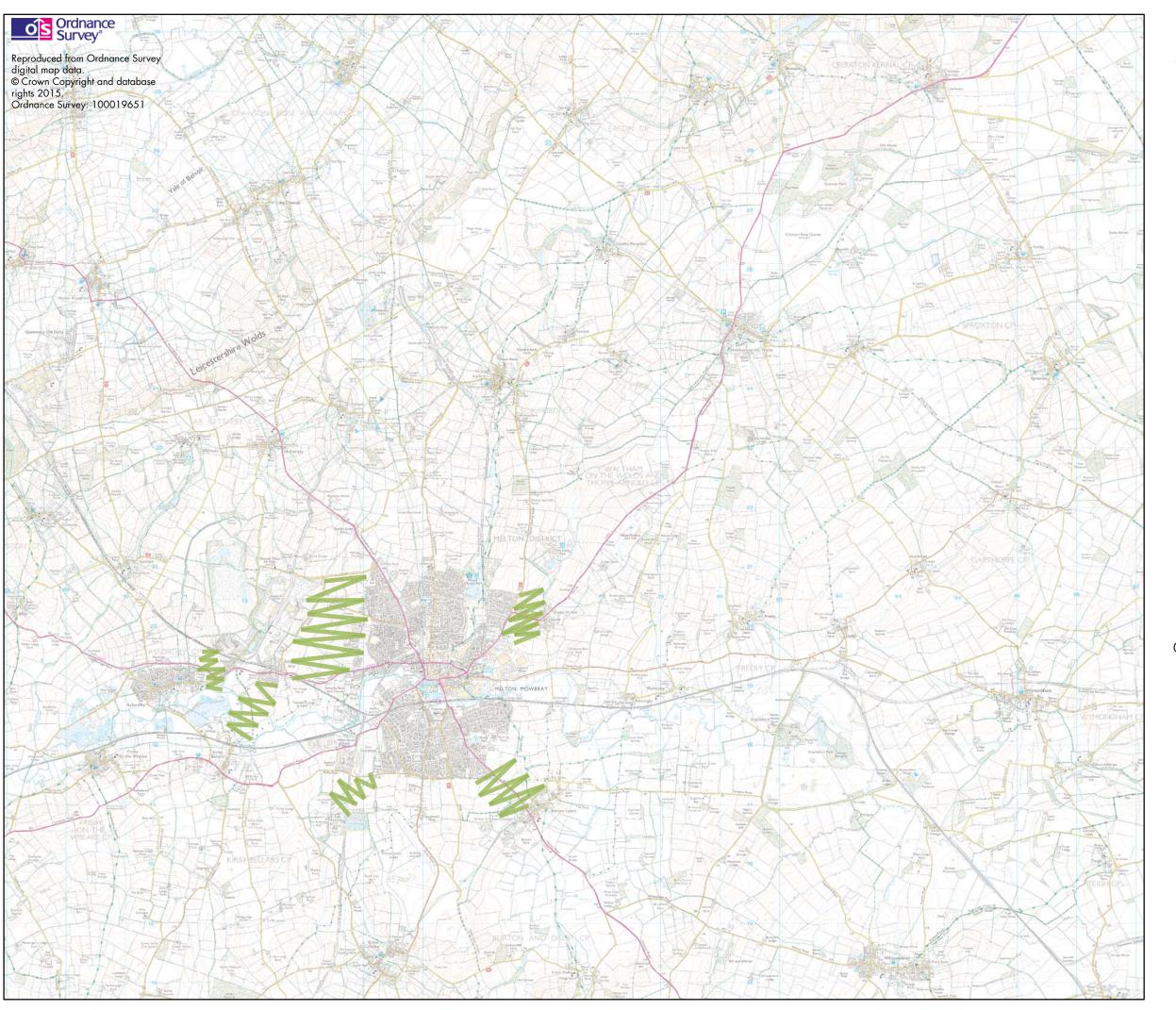
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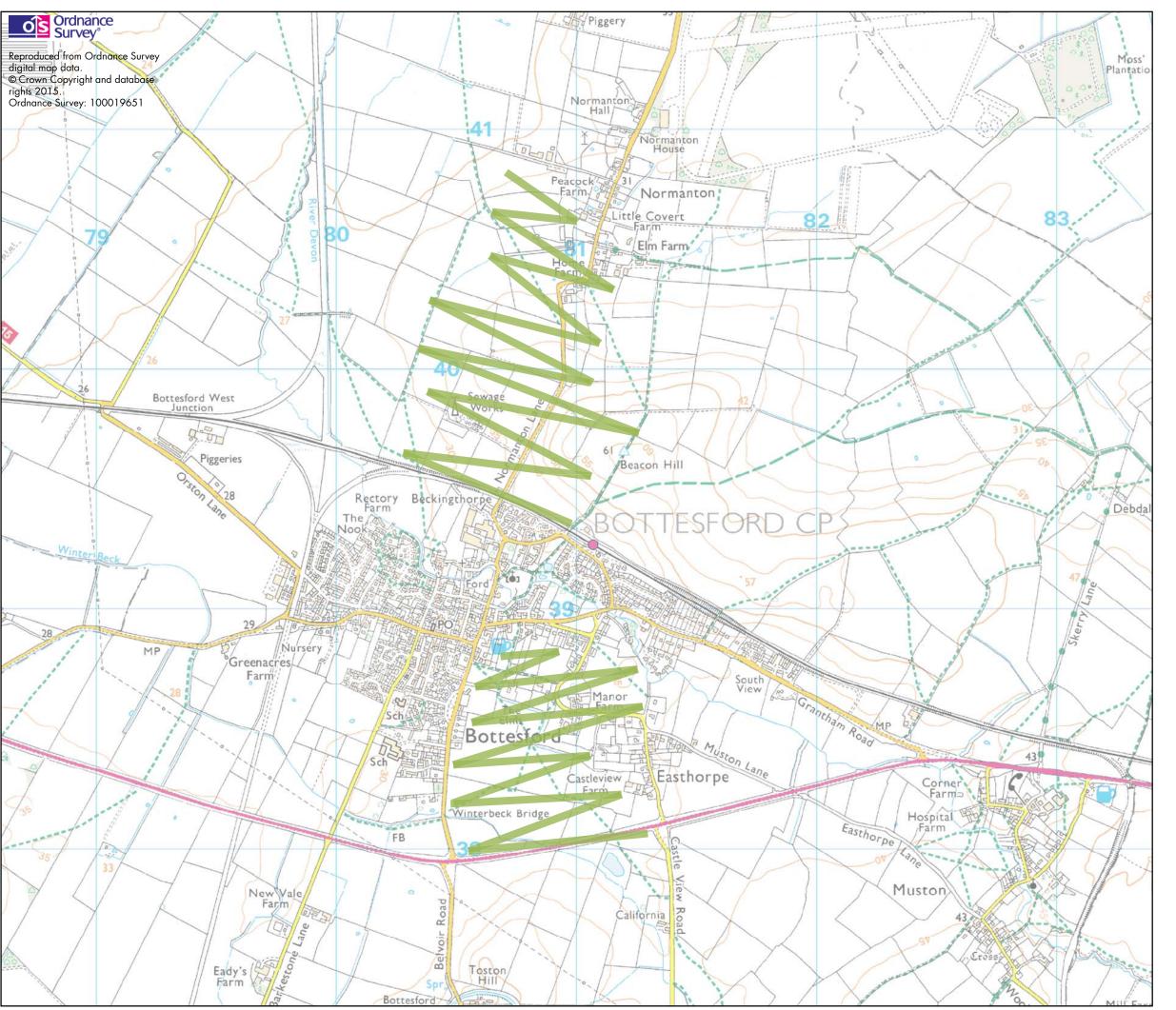
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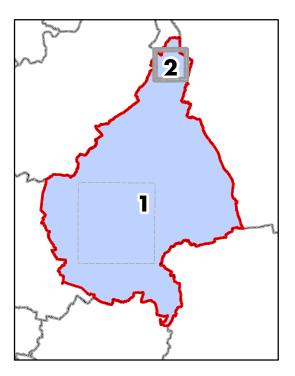
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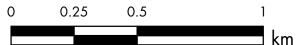




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RECOMMENDED AREAS OF SEPARATION
- SHEET 2 OF 2

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DRAWN CT			CHECKED	JG
JOB NO:		DWG NO:	REV NO:	ORIGINAL SIZE
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Melton Borough Council

MELTON LOCAL PLAN –SUSTAINABLE NEIGHBOURHOODS TOPIC PAPER (SEPTEMBER 2016)

CONTENTS

- 1. Introduction
- 2. Background Overall Strategy
- 3. The Main Urban Area
- 4. Reasons for Large Scale developments (Sustainable Neighbourhoods)
- 5. Options for Large Scale Developments (Sustainable Neighbourhoods)
- 6. Preferred options
 - Melton South SN
 - Melton North SN
- 7. Deliverability
 - Melton South SN
 - Melton North SN
- 8. Viability
- 9. Trajectory
- 10. Conclusion

APPENDICES

- 1. Letter from Melton South SN promoter (Pegasus Planning) re SN delivery rates and deliverability. **Note** *information awaited*
- 2. Letter from Melton North SN (Leicestershire County Council / GVA /) re SN delivery rates and deliverability. *Note information awaited*
- 3. Reasons for dismissing alternative large Scale Development Site options.
- 4. Proposed housing trajectory

1. Introduction

- 1.1. The proposed housing requirement for the Borough of Melton is 6,125 homes between 2011 and 2036. At 1st April 2016 there was an outstanding requirement for some 5,623 houses to be delivered by the end of the plan period. The proposed housing requirements for Melton Borough are explained in the Housing Topic Paper which should be read alongside this paper and the Submission version of the Local Plan.
- 1.2. The Melton Local Plan (Submission version) sets out how this remaining development will be distributed in the Borough between 2011 and 2036. The strategic approach to delivering this residual requirement is largely through two Sustainable Neighbourhoods to the north and south of Melton Mowbray. This Topic Paper explains the rationale and justification for focusing housing development in these Sustainable Neighbourhoods when considered against competing options.
- 1.3 The Topic paper will also consider issues of deliverability and viability in order to demonstrate that the scheme can deliver to a realistic timetable and that all partners are supportive of the proposed development timescale and principles. The development of the Topic Paper has involved key stakeholders including the site promoters and infrastructure providers, most notably: Leicestershire County Council Transport Officers¹; Leicestershire County Council Education Officers² East Leicestershire and Rutland Clinical Commissioning Group³. A trajectory showing the anticipated delivery of development is set out in paragraph 6.

2. Background - Overall Strategy

2.1. The overall distribution proposed in the Submission Local Plan is underpinned by a strategy of urban concentration which seeks to provide 65% of housing within and adjacent to the main town of Melton Mowbray. The aim of this strategy is to provide development in the most sustainable locations and ensure that new homes and jobs are located so that they have easy access to existing infrastructure, employment opportunities and transport choice in Melton Mowbray and can help to support regeneration, reduce the need for people to travel by car and provide transport choice allowing new residents to walk, cycle or use public transport. In addition, the SNs will

¹ In relation to the Melton Mowbray Eastern Distributer Road.

² In relation to provision of new schools and expansion of other education facilities.

³ In relation to provision of primary care.

deliver infrastructure that will have wider benefits, most notably the Melton Mowbray Distributer Road (to the South, East and North of the town).

- 2.2 This strategy of concentrating development in Melton Mowbray and provision of large scale developments (Sustainable neighbourhoods) were first considered through a Local Plan 'Issues and Options' consultation document in September 2014. Four distribution options were considered:
 - 1. Melton Mowbray Focus;
 - 2. Reduced Melton Mowbray Focus;
 - 3. Dispersed development and;
 - 4. One location (New settlement).

In addition, the SA considered three options for the delivery of growth around Melton Mowbray, these were:

- 1. Concentrated in a single large development on the edge of town;
- 2. Provided through a few larger developments, and;
- 3. Development dispersed around the town.

The Sustainability Appraisal⁴ supported the strategic approaches of focussing growth in Melton Mowbray through a 'Single Large Development' (Sustainable Urban Extension). Subsequent versions of the SA⁵ concluded that provision of more than one large development and concluded that this approach helped to meet the SA Objectives. Providing Large Scale Growth on more than one site also resulted in positive impacts. This strategic approach is broadly consistent with the National Planning Policy Framework (NPPF) which seeks to significantly boost the supply of housing whilst reducing the need to travel.

2.3. The Sustainability Appraisal concluded that the alternative strategies including 'new settlements' and 'distributing development widely' would not perform well against the sustainability objectives.

http://www.melton.gov.uk/directory_record/9786/sustainability_appraisal

⁴ Issues and Options Sustainability appraisal January 2015

http://www.melton.gov.uk/directory record/9750/melton local plan issues and options sustainability appraisal amended

⁵Emerging options Sustainability appraisal (2015)

2.4. Having considered the options, Melton Borough Council resolved to support the approach of delivering two Sustainable Neighbourhoods at its meeting on 8th December 2015 (minute CO47 refers).

3. Melton Mowbray focus

- 3.1 Melton Mowbray is one of five main towns in Leicestershire which are defined as Main towns⁶ / Sub-Regional Centres⁷. This strategic approach of identifying 'main towns' / Sub-Regional Centres has continued through the production of Local Plans in Leicestershire. These are generally larger towns (with populations of 20,000 or more) and with a wide range of services and facilities which provide a focus for a wider catchment. The main towns have historically been the focus for the distribution of development in Leicester and Leicestershire (in addition to the Principal Urban Area of Leicester).
- 3.2 Notwithstanding the revocation of the Regional Plan and Structure Plan, the evidence contained in the SA and other studies still considers that directing growth to the Sub-Regional Centres is the most sustainable pattern of development as they offer the widest range of facilities, services, employment and transport choice.
- 3.3 In addition to the advantages of Melton Mowbray in terms of its Services, facilities, employment opportunities and access to public transport. Identifying growth in the town would enable delivery of a 'Distributer Road' that would address some of the transport constraints in Melton Mowbray town centre (particularly at junctions within the town centre on the A606 and A607). Evidence⁸ indicates that junction capacity (using volume / capacity ratios) is currently 'stressed' and at some junctions is exceeded, even without additional development. The evidence indicates that the proposed levels of development would result in additional delays, congestion and reduced average vehicle speeds (with potential for increased pollution). The mitigation effects of a distributer road, funded mainly by the development, would help to address these impacts.

⁶ Initially in the now revoked Leicestershire, Leicester and Rutland Structure Plan 1996-2016.

⁷ In the East Midlands Regional Plan 2009.

⁸ The Melton Mowbray Distributer Road assessment (phase 2) – July 2016

- 4. Reasons for Large Scale developments (Sustainable Urban Extensions)
- 4.1 In the context of the urban concentration strategy, the Local Plan proposes to focus the majority of development in two large scale mixed-use Sustainable Neighbourhoods. This strategy responds to the significant scale of development required in the Borough with insufficient brownfield land opportunities to meet housing requirements. In this context, Sustainable Neighbourhoods are considered to be the most appropriate strategy for locating development in the Borough of Melton.
- 4.2 The main advantages of providing Large-Scale growth options (Sustainable Neighbourhoods) are that they:
 - Allow a move away from piecemeal development involving the incremental addition of housing estates at on the edge of towns with few additional services and facilities;
 - Provide the critical mass to fund necessary infrastructure (including the MMDR,
 Primary School and affordable housing;
 - Can be carefully masterplanned to incorporate well-planned infrastructure and green spaces, making the most of the potential of green technologies in a way that has not been possible in more piecemeal developments in the past.'
 - They are described as sustainable urban extensions as they are large enough to deliver significant new infrastructure (such as parks, roads, schools and drainage) and a good range of services and facilities to support the new homes and jobs;
 - Provide an appropriate mix of uses including homes, employment shopping, leisure and community facilities (including schools), in tandem with Green Infrastructure to provide for a high quality development.
 - Allow easy access by alternative means of transport thereby reducing the need to travel by private car;
 - Provide a range of facilities to provide the infrastructure to create a balanced and mixed community;
 - Provide opportunities to enhance the natural environment through creation of new areas of bio-diversity and habitats, and;
 - Allow potential to link existing communities with new development and infrastructure without creating isolated areas of development.

- 5. Options for Large Scale developments (Sustainable Urban Extensions)
- 5.1 The identification of two Sustainable neighbourhoods to the North and South of Melton Mowbray is the culmination of several stages of Local Plan development. The now revoked 'East Midlands Regional Plan (2009)' (EMRP) identified a housing requirement for the Borough of Melton and identified that growth should be provided mainly at Melton Mowbray including 'Sustainable Urban Extensions as necessary'.
- 5.2 Until its revocation, the EMRP set the planning framework for Melton Borough. The 'Melton Core Strategy (2012)' sought to allocate a Sustainable Urban Extension (SUE) for 1,000 houses to the North of Melton Mowbray as a key element of its housing delivery. At this time, options were considered for either a southern or northern SUE. The Council's preference was to develop to the north. In 2013 the EMRP was revoked and the Melton Borough Core Strategy was withdrawn following examination.
- 5.3 Updated evidence of housing need⁹ resulted in an uplift from 170 houses per year to 245 per year. In addition, an extension of the plan period from 2026 to 2036 raised the overall requirements for housing from 3,400 in the 2014 Core Strategy to 6,125 in the emerging Local Plan. This uplift resulted in a substantial uplift in housing numbers that would require two large urban extensions.
- 5.4 The Local Plan 'Issues and Options' paper (September 2014) initially identified five options for Large Scale Growth¹⁰. Further options were identified as a result of consultation responses. These were considered in advance of the Local Plan 'Emerging options' through the Council's 'Large-Scale Development Site Options Paper (2015)'¹¹. This document considered a number of site options including 'Urban Extensions' 'Directions of Growth' and 'New Settlements'. The sites included:
 - Melton South (Urban Extension)
 - Melton south & Melton East combined (Urban Extension)
 - Melton East (Urban Extension)
 - Melton North (Urban Extension)
 - Thorpe Arnold (Urban Extension)

⁹ Contained within the Leicester and Leicestershire Strategic Housing Market Area Assessment (SHMA)

 $^{^{10}}$ Normanton Airfield, Belvoir Road (Bottesfor), Melton Mowbray (North & South) and Dalby Airfield.

¹¹Large Scale Development site options paper

http://www.melton.gov.uk/downloads/file/2390/large scale development site options

- Welby (Urban Extension)
- Belvoir Road Bottesford (Urban Extension)
- Dalby / Melton Mowbray Airfield (New Settlement)
- Normanton Airfield (New Settlement)
- Land at Six Hills (New Settlement)
- Melton East (Direction of Growth¹²)
- Melton West (Direction of Growth)
- 5.5 Each of the twelve options was subsequently considered through the Sustainability Appraisal associated with the Local Plan Emerging Options. In summary, the SA concluded that:

".....in general the large-development sites around Melton Mowbray are more likely to result in positive effects than those in the more remote rural parts of the Borough. The potential Melton South and Melton North SUEs have generally more positive and fewer negative effects than other large-scale site options, both around Melton Mowbray and elsewhere in the Borough."

- 5.6 The Large scale options that were not pursued as preferred options were mainly dismissed because they were in less sustainable locations or there was some uncertainty that they were able to deliver the development and associated infrastructure during the plan period. A summary of the reasons for dismissing each of the options is attached as Appendix 3.
- 5.7 New settlement options were considered but not pursued primarily because of they were less well connected to existing services, facilities and employment opportunities and therefore likely to result in unsustainable commuting and travel patterns to achieve services and facilities. The Council sought to allocate a 'New Settlement' at Dalby airfield in the previous Local Plan. This 'allocation' has failed to deliver any houses since the plan's adoption in 1999 and is symptomatic of the difficulty of delivering houses in new settlements. No compelling evidence has been provided that would suggest these sites are able to deliver the required housing during the plan period. Notwithstanding this, Policy SS3 of the Submission version of the Local plan identifies that these sites will be considered further as potential alternative options if the preferred options of MSSN and MNSN fail to deliver.

¹² Directions of growth were not specific site areas as a result of no single promoter identifying land.

- 5.8 The Melton Mowbray North and South Sustainable Neighbourhoods were consulted on as part of the Emerging Options Consultation (January 2016). Representations made regarding the suitability of the MNSN and MSSN were varied. There were some 'in-principle objections' to both sites in terms of:
 - Loss of countryside,
 - Impact on local services & facilities,
 - Impact of the scale on local character and separation of settlements,
 - Flooding,
 - Loss of agricultural land,
 - An over-reliance on too few sites, and
 - The ability to deliver the proposed trajectory.
- 5.9 Specific concerns relating MNSN were the impact on Melton Mowbray Country Park. Concerns relating specifically to the MSSN were the potential impact on the Scheduled Monument at Burton Lazars.
- 6. Strategic Housing Development Options
- 6.0 This section considers in more detail the policy requirements for both the MSSN and MNSN. The chapter identifies the requirements and the evidence that underpins this.

Melton South Sustainable Neighbourhood (Policy SS4)

- 6.1 The main elements of delivery for the Melton South SN are:
 - 2,000 houses (1,700 within the plan period). The evidence underpinning the overall housing requirements is derived from the 2014 Strategic Housing Market Area Assessment¹³ which identifies an annual requirement for 245 houses per year. The focus on Melton Mowbray and delivery through Sustainable Neighbourhoods has been informed through the Sustainability Appraisal¹⁴ which considered this a sustainable approach to delivery. The trajectory for delivery is considered to be realistic, as evidenced by the Council's SHLAA developer panel

¹³

http://www.melton.gov.uk/directory record/9731/leicester and leicestershire strategic housing market as sessment 2014 (Table 85, pp186)

http://www.melton.gov.uk/downloads/file/1678/sustainability appraisal issues and options local plan

and a letter from the site promoters at Appendix 1 (Note - information awaited) . The scale of the development has been informed by:

- o the scale of development required,
- o environmental limitations of the site,
- o appropriate densities, and
- the need to secure a 'critical mass' of housing to finance and deliver the necessary infrastructure.
- 20 hectares of employment land. The overall requirements are evidenced from the Melton Borough Employment Land Review 2015¹⁵, which indicated that a 20 ha employment site be allocation on Leicester Road (as part of the MSSN) as a high Policy Priority.
- A new primary school. The requirement is supported by the Local Education
 Authority and evidenced from their calculations of potential capacity in existing
 schools and potential increases in student numbers resulting from the new
 development (480 students of primary school age with 408 over the plan period¹⁶)
- Retail provision of 400 sq m of A1 uses and 400 sq m of A2-A5 uses. The requirements are evidenced by the Melton Retail Study 2015¹⁷.
- A number of transport mitigation measures including hard and soft measures. The main mitigation measure is the delivery of the southern section of the Melton Mowbray Distributer Road. Leicestershire County Council have liaised with the development consortium and are satisfied with the principle of the route.
- The policy seeks to protect key features from the natural, built and historic environment. A key issue is protection of the setting of the 'St Mary and St Lazarus Hospital' Scheduled Monument at Burton Lazars. Discussions between the site promoters and Historic England have sought to provide adequate distance separation between the development and the monument.
- 6.2 The reasons for identifying the Melton South Sustainable Neighbourhood are that:
 - The area is considered capable of delivering the quantity of housing required adjacent to the Main Town of Melton Mowbray along with supporting infrastructure;

¹⁵ http://www.melton.gov.uk/directory record/9741/melton employment land review 2015 (Recommendation 5 - pp260)

¹⁶ Assuming accrual rates of 24 primary age students per 100 houses and 1,700 houses).

¹⁷ http://www.melton.gov.uk/downloads/file/2409/melton_retail_study_vol_1 (para 8.3.3 pp62)

- The area is larger in scale than the alternatives considered and therefore has flexibility to respond to changing housing requirements that may emerge through locally derived housing evidence;
- The area could provide the quantity of development to secure the necessary infrastructure, that allows an element of 'self-containment' (resulting in a reduced need to travel) and the provision of services and facilities that are the building blocks which allow communities to form including the provision of a primary school;
- The Sustainable neighbourhood is considered 'deliverable', there is a wellestablished consortium of developers and landowners who are willing to develop the land. It is being actively promoted by an established developer consortium and a planning application has been submitted underlining this intent;
- The MSNS proposes new employment land close to an existing popular Strategic Employment Site. This mix of uses allows employment opportunities without the need to travel long distances;
- The site has the potential to provide Public Transport solutions that would encourage reduced journeys by car (particularly to Melton Mowbray Town Centre and nearby employment areas).
- The site has significant potential to provide Green Infrastructure;
- Development of the site can be achieved whilst allowing new Areas of Separation to be formed in order to protect the identity of individual settlements, including Eye Kettleby and Burton Lazars; and
- Development would involve only a limited loss of amount of Best and Most Versatile agricultural land.

Melton North Sustainable Neighbourhood (Policy SS5)

- 6.3 The main elements of delivery for the Melton South SN are:
 - 1,700 houses (1,500 within the plan period).
 - Extra-care housing
 - Small scale provision of employment premises as part of a Local centre;
 - A new primary school.
 - Delivery of part of the Melton Mowbray Distributor Road; and
 - The policy seeks to protect key features from the natural, built and historic environment

- 6.4 The evidence base underpinning the requirements of the MNSN is largely the same as that underpinning the MSSN¹⁸.
- 6.5 The reasons for identifying the Melton North Sustainable Neighbourhood are broadly the same as the MSSN with the addition of:
 - It has the ability to deliver the northern section of the Melton Mowbray Distributer Road:
 - Significant adverse impacts in terms of the historic, built and natural environment are not insurmountable through high quality design.
- 6.6 Any proposed development will require careful detailed design in order to address any landscape concerns identified in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' (2015) and avoid adverse impacts on the character and accessibility of the Melton Country Park.

7.0 <u>Deliverability</u>

- 7.1 Melton Borough Council is mindful that, in accordance with paragraph 173 of the NPPF, proposals in its Development Plan should be deliverable and viable.
- 7.2 One of the key drivers behind the decision to pursue the two Sustainable Neighbourhoods is that they are considered capable of being 'delivered'. The sites have willing promoters including land owners and associated development consortium.

Melton Mowbray South Sustainable Neighbourhood

Deliverability

7.3 The consortium promoting the MSSN comprises a consortium of landowners and developers working to an agreed concept masterplan. The consortium has demonstrated a commitment to developing the area through the submission of a planning application (ref:16/0515/OUT) in August 2016 for:

_

¹⁸ See paragraph 6.1 above.

"The provision of up to 1,500 dwellings, a new local centre, primary school, areas of public open space including children's' play space and informal recreation, storm water balancing and a new link road".

Planning permission was granted subject to completion of a section 106 agreement within the MSSN (*Ref: 15/00910/OUT*). The proposal was for:

"Development for up to 520 dwellings and associated convenience shop, public open space and landscaping, with all matters reserved, except for access"

7.4 The Council is scheduled to determine the application before the end of September 2016. The infrastructure identified in policy SS4 is broadly consistent with that identified in the planning application. The submitted planning application indicates a continued commitment to deliver the MSSN.

7.5 Deliverability of other components of the MSSN include:

- 20 hectares employment land will be the subject of a separate planning application. Notwithstanding this, the leading development consortium have an 'option' on the employment land and an interested developer. The Council's Employment Land Study indicated that there is strong market demand for employment in this location¹⁹. Access from the existing road network is programmed for the early stages of development.
- The need for extra-care housing has been informed by the Melton Borough Housing Needs Study (August 2016) which indicated there was a need for specialist (supported) accommodation, some of which would provide an element of care.
- The provision of a school has been 'costed' and agreed with the Local Education Authority. It forms part of the submitted planning application 16/0515/OUT;
- The submitted application seeks to provide c.1,000sqm (gross) of A1 retail floorspace and c.650sqm (gross) of A3 uses;
- The developers have agreed to the provision of sports and built leisure facilities through financial contributions towards the Melton Leisure Village. Other forms of play and open space are proposed on-site in accordance with the proposed standards in policy EN7.

¹⁹ Melton Employment Land Review (pp261) http://www.melton.gov.uk/downloads/file/2371/employment land review inc appendices - june 2015pdf

- The alignment and broad design of the Melton Distributor Road (MDR) has been agreed with Leicestershire County Council (the Highway Authority). The scheme does not identify any insurmountable technical constraints that would result in the proposal being non-viable. The submitted planning application provides a substantial length of the southern section of the Melton Mowbray Distributer Road. Contributions of £4.5 have already been secured towards the road as part of planning application 15/00082/OUT. The remaining southern sections of the MDR will be delivered by the developers without public subsidy.
- 7.6 No environmental or technical constraints have been identified that would prevent development of the MSSN. The relationship between the proposed development and the adjacent Scheduled Monument (SM) requires special attention to avoid 'substantial harm'. The scale of the proposed development allows flexibility in the masterplanning that allows for the quantum of development to be delivered whilst retaining the integrity of the SM.

Melton Mowbray North Sustainable Neighbourhood

Deliverability

- 7.3 The consortium promoting the MNSN comprises landowners and developers working to an agreed concept masterplan. The Council has held discussions with all partners who have confirmed that they are working together to ensure delivery (See Appendix 2 information awaited).
- 7.4 A planning application for 800 houses and associated infrastructure] is anticipated in January 2017.
- 7.5 Deliverability of other components of the MNSN include:
 - A small employment site;
 - A Local Centre ;
 - The need for extra-care housing has been informed by the Melton Borough Housing Needs Study (June 2016) which indicated there was a need for specialist (supported) accommodation, some of which would provide an element of care.
 - Provision of sports pitches and play & open space on-site and built leisure facilities (towards the Melton Leisure Village) through financial contributions in accordance with the proposed standards in policy EN7;

The alignment and broad design of the Melton Distributer Road (MDR) has been agreed with Leicestershire County Council (the Highway Authority). The scheme does not identify any insurmountable technical constraints that would result in the proposal being non-viable. A substantial length of the northern section of the Melton Mowbray Distributer Road is to be provided as part of the proposed development and can be delivered without public funding.

A number of other transport improvement measures have been identified to mitigate the impacts of the Sustainable Neighbourhoods. These details have to be confirmed.

7.6 No environmental or technical constraints have been identified that would prevent development of the MNSN. The relationship between the proposed development and the adjacent Melton Country Park will require sensitive design. However, the scale of the proposed development allows flexibility in the masterplanning that enables the quantum of development to be delivered whilst protecting the setting of the park.

8. Viability

8.1 The Council appointed consultants Cushman Wakefield to assess the broad viability of the development strategy in the Local Plan in general and more specifically the proposed Sustainable Neighbourhoods. The viability study²⁰ concluded that the identified infrastructure requirements, along with other financial contributions arising from development of the MSSN and MNSN, are capable of being delivered without undermining viability²¹. The key infrastructure provision is proposed to be funded by the developer without public subsidy.

9. Phasing and Trajectory

Housing

9.1 The Sustainable Neighbourhoods housing trajectory is attached as Appendix 4. It reflects the trajectory shown in the submitted Local Plan. The trajectory illustrates the anticipated delivery timescales for the Melton North and South Sustainable Neighbourhoods.

²⁰ The study can be accessed from the following link:

²¹ [insert section of viability study when available]

- 9.2 The trajectory broadly reflects the proposed 'delivery timescales' identified by the developers. Development is expected to start on site in 2018/19. This assumes that there will be a two year 'lead-in' time for the delivery of the first house from the date of determination of the planning applications.
- 9.3 However, the Local Plan considers that growth would start later, and take longer to construct and be a maximum of 100 units per year. This cautious approach is considered realistic given pervious delivery rates and market conditions.

Other infrastructure

- 9.4 In terms of the phasing of infrastructure, the proposed policy requires a detailed phasing plan. The detailed viability work relating to the Sustainable Neighbourhoods has considered the financial implications of the phasing and development and concluded.
- 9.5 The detailed milestones for delivery of infrastructure are not specified in the Sustainable Neighbourhood policy. However, policies SS5 and SS6 require submission of a detailed phasing plan. It is important that key infrastructure is delivered in a timely manner. Early provision of a primary school in particular (c.300 houses) will help to help reduce education related journeys and assist the development of 'communities'. The phasing and delivery plan should identify the

10. Conclusion

- 10.1 The Local Plan is intended to shape where, how and when development takes place having regard to viability and deliverability. Policies SS4 & SS5 help to deliver the 'objectively assessed' requirements for housing and employment growth within the Borough of Melton. The Sustainable Neighbourhoods are considered to be deliverable, in that they can support the financial burden of delivering infrastructure and mitigation measures, and have a willing consortium of landowners and developers to deliver the development.
- 10.2 Melton Borough Council has considered alternative strategies and locations for Sustainable neighbourhoods but considers that the preferred options north and south of Melton Mowbray shown on the proposals maps are the most sustainable

options and are consistent with the objectives of the National Planning Policy Framework.

Appendix 1.

Letter from Melton South SN promoter (Pegasus Planning) re SN delivery rates and deliverability.

Note – information awaited

Appendix 2.

<u>Letter from Melton North SN (Leicestershire County Council / GVA /) re SN delivery rates</u> and deliverability.

Note – information awaited

Appendix 3.

Dismissed Large Scale Development Sites and reasons.

Melton South-East (Urban Extension)

The Melton South-East LSDS was less able to make a significant contribution to housing, affordable housing and employment requirements in isolation when compared to other SUE alternatives close to Melton Mowbray. A large part of the site could have a detrimental impact on the strategic gap between Melton Mowbray and Burton Lazars. Despite being in a strategically advantageous position in relation to existing services, facilities and employment it is recommended that the site is not considered a preferred Large Scale Development Site option when considered on its own. It is recognised that the site may have some potential for growth depending on the alignment of the eastern section of the Melton Distributer Road. The SA of the site concluded that Melton South-East could potentially have adverse landscape impacts and would result in inefficient use of land and minerals

<u>Thorpe Arnold - Sustainable Urban Extension</u>

The Thorpe Arnold LSDS was dismissed as it would only make a modest contribution to housing, affordable housing and employment requirements in the context of overall requirements. Several potential adverse impacts were identified in relation to environmental concerns including bio-diversity, heritage assets, and the strategically important separation between Melton Mowbray and Thorpe Arnold. The strategic location advantages resulting from proximity of Thorpe Arnold to Melton Mowbray (and the services and facilities available in the town centre) were not outweighed by the disadvantages. The SA concluded that Thorpe Arnold SUE had the potential to result in significant adverse impacts in terms of Flood risk, Cultural Heritage, Landscape and efficient use of land and minerals.

Welby - Sustainable Urban Extension

The Welby LSDS was not considered a suitable option because it is detached from the main town of Melton Mowbray and has limited direct access to a choice of transport modes. The proposed site is only able to meet a limited number of the strategic priorities of the emerging Local Plan and would have a potentially significant adverse impact on the character of Welby which is a small remote Hamlet. The SA concluded that Welby SUE had the potential to result in significant adverse impacts in terms of landscape, cultural heritage, flood risk and efficient use of land and minerals.

Dalby Airfield - New settlement

The Dalby new Settlement was not considered suitable because it is remote from the main urban area. Whilst there is a public transport service that runs adjacent to the site, it is unlikely that walking and cycling would be commonplace in accessing local services and facilities in Melton Mowbray town centre. It is acknowledged that the proposed LSDS could accommodate a sizeable amount of new housing and affordable housing but there is uncertainty over the scale of available land and the ability to deliver services and facilities on site. The site has previously been allocated but has failed to deliver. The SA concluded that Dalby Airfield had the potential to result in significant adverse impacts in terms of Landscape and efficient use of land and minerals.

Normanton Airfield - New settlement

The Normanton Airfield LSDS was considered unsuitable because it is remote from main urban areas and Rural Service centres. There is no locally available public transport service adjacent to the site and there is limited potential for walking and cycling to access local services and facilities – thereby increasing reliance on private cars. There is considerable uncertainty over the ability of the site to deliver the required mix of uses. The SA concluded that Normanton airfield had the potential to result in significant adverse impacts on: sustainable transport, landscape, bio-diversity & geo-diversity, cultural heritage efficient use of land and minerals, access to services and greenhouse gases and air quality.

Belvoir Road, Bottesford

The Bottesford SUE was considered too small to make a significant contribution to housing, affordable housing and employment requirements. There are potential adverse impacts on environmental concerns including heritage assets, flooding and a strategically important Area of Separation between Bottesford and Easthorpe. The site is largely remote from higher order services and facilities. The SA indicated that the Belvoir Road, Bottesford SUE had the potential to result in significant adverse impacts on landscape, cultural heritage and efficient use of land and minerals.

Land at Six Hills (New Settlement)

The proposed Six Hills New Settlement was not considered a preferred site as it is remote from the main urban areas and service centres (the most remote of all options). There is currently no locally available public transport service adjacent to the site. Walking and cycling is currently not an option to access local services and facilities. All new services and facilities would need to be provided 'on site' to avoid an unsustainable dependency on

lengthy private car journeys to other centres. There is considerable uncertainty about the ability of the Six Hills new settlement to create such a mix of uses. The proposed LSDS could meet the Local Plan strategic priorities of providing new housing and affordable housing and there is a willing promoter who considers that the site could be developed as a high quality 'Garden village'. The SA concluded that the Six Hills New Settlement had the potential to result in significant adverse impacts on Education, Sustainable Transport, landscape, efficient use of land & minerals and greenhouse gases and air quality.

Melton East Direction of Growth

The Melton East – Direction of Growth was not considered a suitable option because a large part of the proposed area is within flood zone 3 reducing the potential site capacity. The site is therefore less able to make a significant contribution to housing, affordable housing and employment requirements when compared to alternatives. Despite being in a strategically advantageous position in relation to existing services, facilities and employment in Melton Mowbray the site has not been promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option. The SA concluded that the Melton Mowbray East Direction of growth had the potential to result in significant adverse impacts on landscape, flood risk and efficient use of land & minerals.

Melton West Direction of Growth

The Melton West SUE – Direction of Growth was not considered a suitable option because it was not promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option. The site contains multiple constraints, in particular, flooding and landscape issues. The site does have some strong advantages in that it is in a strategically advantageous position in relation to existing services, facilities and employment in Melton. There is significant potential in later years and beyond the plan period to explore options to develop this site. At this stage, there are considerable uncertainties regarding delivery of the site during the plan period, it is therefore not a preferred option. The SA concluded that the Melton Mowbray West Direction of growth had the potential to result in significant adverse impacts on landscape, bio-diversity & geo-diversity, cultural heritage, flood risk (although this is isolated to the southern part of the site) and efficient use of land & minerals.

Appendix 4.

Proposed housing trajectories

Year	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	Total
	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
South (annual)	-	-	25	50	75	100	100	100	100	100	100	100	100	100	100	110	110	110	110	110	1,700
South (Total)	-	-	25	75	150	250	350	450	550	650	750	850	950	1050	1150	1260	1370	1480	1590	1700	1,700
North (annual)	-	-	25	50	75	100	100	100	100	100	100	100	100	100	100	100	75	75	50	50	1,500
North (Total)	-	-	25	75	150	250	350	450	550	650	750	850	950	1050	1150	1250	1325	1400	1450	1500	1,500

MELTON MOWBRAY EMERGING OPTIONS CONSULTATION DRAFT Melton Borough Council MELTON LOCAL PLAN Local Centre/Primary Sch Indicative New Link Road Indicative Road Junction Proposed employment Rejected SHLAA site Proposed residential Local Green Space Area of Separation SOUTH Key Original scale (A4): Burton Lazars MBC/049/13 MBC/126/13 Metton Borough Council License Number 10001985/1 [2015]. Contains Ordnance Survey data © Crown copyright and database rights [2015]. Kettleby Eye. MBC/158/15



22nd June 2015 Mr Pat Reid Date: CLE11864/RC Planning Officer My ref: Melton Borough Council Your ref: 15/00127/OUT Council Offices, Parkside, Station Contact: Richard Clark Approach, Burton Street Phone: (0116) 3058322 (0116) 3057965 Melton Mowbray, Leicestershire Fax: LE13 1GH Email: richard.clark@leics.gov.uk

Dear Pat,

Planning Application No: 15/00127/OUT: Erection of up to 175 (C3) dwellings and associated public open space, landscaping and drainage infrastructure, etc.: Land adj. Childs Cottage, Melton Road, Burton Lazars, Leicestershire.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

Assessment of the Leicestershire and Rutland Historic Environment Record (HER) and consideration of the applicant's submitted report (*Heritage Assessment. South East Melton*; CGMS 6th Feb 2015), indicates that the application site lies in an area of significant archaeological interest comprising a range of known, anticipated and possible heritage assets. In respect of the first, of particular note are the nationally important designated remains of the Hospital of St Mary and St Lazarus, a scheduled monument, located on gently rising ground approximately 250m to the south of the development area. Whilst not directly affected by the development proposals, the scheme will significantly impact upon the setting of the scheduled monument, and it is recommended that the planning authority give due weight to the comments and concerns expressed by Historic England, formerly English Heritage, in their letter of the 26th March.

With regard to the non-designated archaeological resource, geophysical evidence suggests that the site contains heritage assets of later prehistoric (Late Bronze Age to Iron Age) and/or Roman date (Heritage Assessment p12). It should also be noted that the northern boundary of the development area coincides with the anticipated line of a former Roman road, approximately orientated along the line of the present day Kirby Lane (MLE5508). It is likely that buried archaeological remains of the road will survive along the northern edge of the development site, whilst contemporary roadside settlement may survive within the site. In addition, the possibility that earlier prehistoric and Anglo-Saxon remains survive within the area, is indicated by the recovery of chance finds in the vicinity of the development area (MLE6212, 6385-6 and 7588).

Previous archaeological investigation, including geophysical survey, has indicated the presence of a well-defined enclosed settlement of probable Iron Age or possibly Roman

Chief Executive's Department

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John Sinnott, MA, Dipl. PA, Chief Executive

date (HER ref.: MLE8003), 200m to the west of the development area. The geophysical survey suggests the presence of at least seven possible ring-ditches, likely to represent former huts, with other features apparently forming sub-divisions within the main enclosure. Related archaeological evidence may extend beyond the immediate boundaries of the settlement, possibly into the current development site. An extensive scatter of Roman and Anglo-Saxon remains, most of which have been recovered during metal detecting investigations across the site, indicates an extended period of use, whilst the Anglo-Saxon finds imply the presence of a cemetery within the vicinity; the latter site type is notoriously unresponsive to geophysical survey and therefore cannot readily be substantiated without further intrusive investigation (HER refs.: MLE6212, 6852 and 8001).

The preservation of archaeological remains is, of course, a "material consideration" in the determination of planning applications. Appraisal of the submitted information indicates that the proposals include operations that are likely to destroy and/or significantly truncate any buried archaeological remains present within the application area. Unfortunately it is also the case that the character and significance of those remains has not as yet been adequately assessed in line with paragraphs 128-129 of the National Planning Policy Framework (NPPF). On that basis we recommend that the planning authority refuse the current scheme in its present form, advising that the applicant address the need for addition investigation of the archaeological resource so as to substantiate their appraisal of the development impact and enable the preparation of effect mitigation measures.

As mentioned, to the south of the development area lies the nationally important scheduled remains of the Hospital of St Mary and St Lazarus, the latter forming the headquarters of the military order of that name and the most important leper hospital in England. It is noted that Historic England (HE), have presented a detailed analysis of the character and significance of the scheduled monument, and take the view that the current development proposals present a harmful impact to the setting and significance of the designated heritage asset. We support the comments and specific concerns raised by HE particularly due to the encroachment of residential development into the immediate landscape setting of the monument. It is noted that the developer's submitted assessment also acknowledges the proposal's impact upon the setting of the monument.

In the event that the planning authority is minded to grant planning permission for the current scheme, it is strongly recommended that any permission is subject to the following planning conditions (informed by paragraphs 53-55 of DoE Circular 11/95), to at least in part address the impact of the scheme upon the important archaeological remains expected to be present:

1) No development shall commence until a programme of archaeological mitigation, informed by an initial phase of trial trenching has been prepared and implemented. Written schemes of investigation for both the initial exploratory investigation and the final mitigation scheme must be submitted to the local planning authority for their prior written approval prior to their implementation. Each scheme shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
- The programme for post-investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 2) No development shall take place other than in accordance with the Written Schemes of Investigation approved under condition (1).
- 3) The development shall not be occupied until: the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Schemes of Investigation approved under condition (1), provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure satisfactory archaeological investigation and recording

The Written Schemes of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

Richard Clark

Principal Planning Archaeologist

Leicestershire County Council

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