## 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

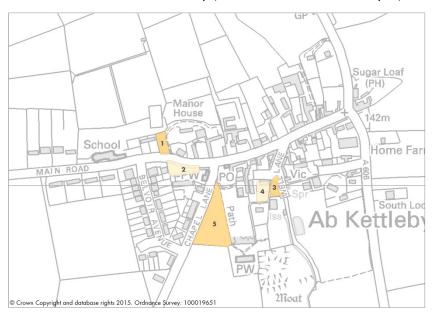
- Redmile
- Rotherby
- Saltby

- 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.



Woodland strip (No.1)



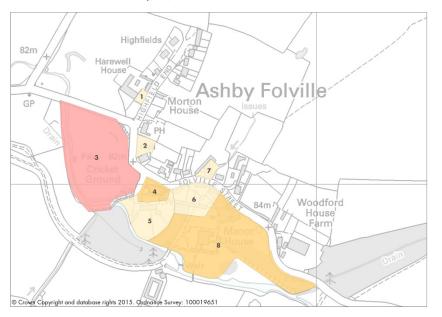
Pond and orchard (No.3)

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)

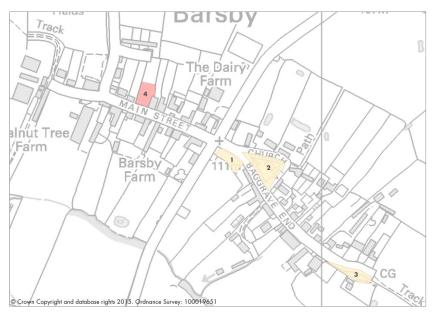
- 4.261 There are spaces within the village that clearly contribute to the settlement character. However, they do not fully meet the criteria such as multi-functionality, accessibility / permeability, community value or positive use / management.
- 4.262 The churchyard (No.1) has moderate accessibility, 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.



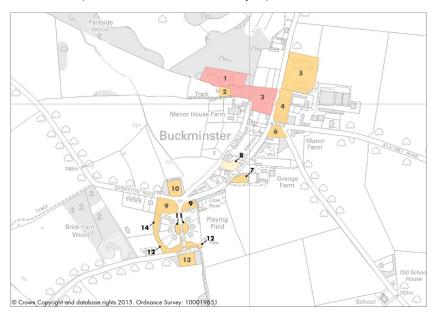
Churchyard (No.6)

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 wellkept 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)

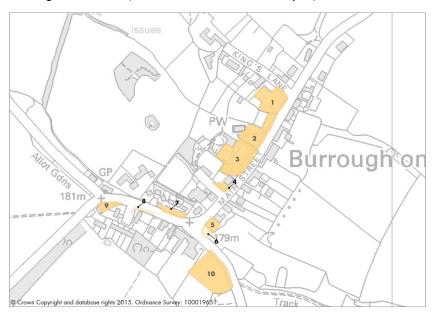
4.280 The village has strong estate character with large open green spaces and mature trees throughout. The churchyard (No.1) and avenues (No.3) are representative of this character. The churchyard is a multi-functional space that has a tranquil character and is clearly important to the community. The 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.



Churchyard (No.2)

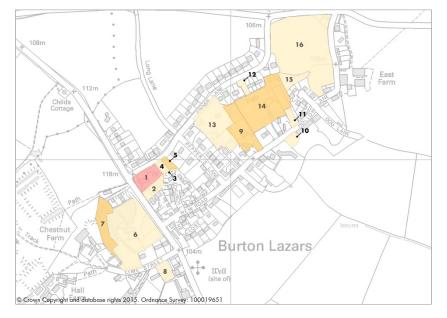


Paddock (No.1)

- 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)

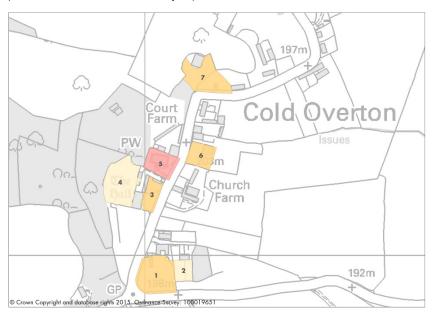


Paddocks (No.14)

- 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)

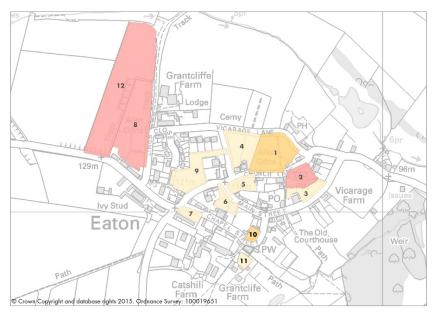
4.305 There are spaces within the village that clearly contribute to the settlement character.

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)





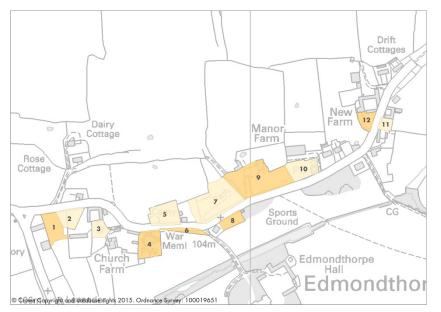
Country park (No.12)

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 multi-functional 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)

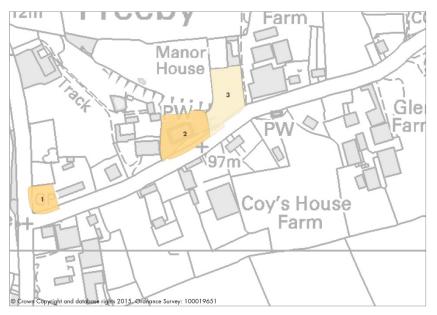
- 4.319 The village has a simple, open textured layout and the character is strongly influenced by the hall and historic land uses. The open spaces are important in establishing the overall character of this settlement, but are generally not suitable for designation as Local Green Spaces due to their 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.



Churchyard (No.2)



Cottage garden (No.1)



- 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)



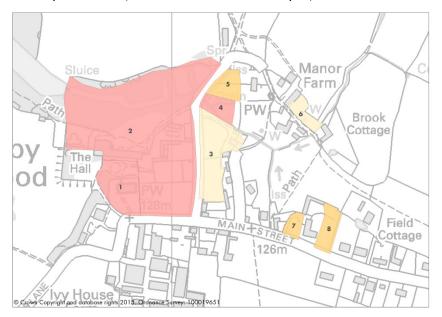
Churchyard (No.3)



- 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)

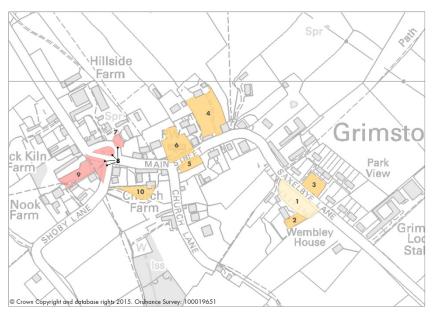
- 4.338 These sites are primarily important contributors to the heritage character of the village, contributing to the open texture and dispersed nature of the settlement.
- 4.339 These sites are integral to the village character and combine to provide a range of functions. They have heritage, community,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

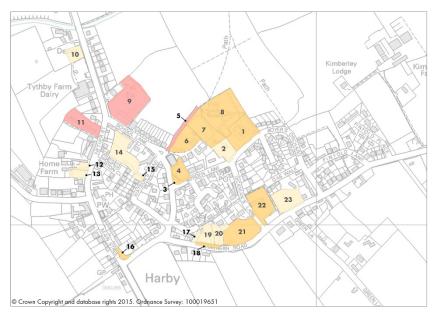


Play space (No.9)

- 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)





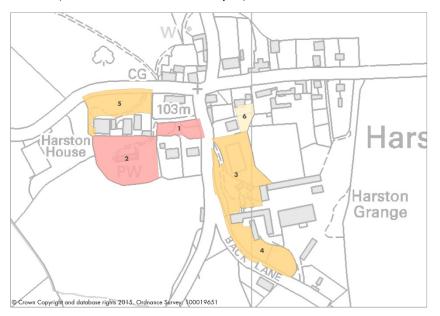
Allotments (No.11)

- 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.

Avenue (No.5)

### 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)







Churchyard (No.2)

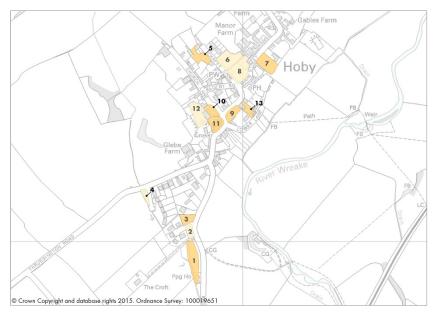
4.356 The churchyard (No.2) is not central to the village but has good accessibility. On the raised edge of the village, the church and churchyard have strong intervisibility with the wider landscape. The churchyard provides a well-managed, important setting to the church and adjacent historic buildings.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



Village hall green (No.13)

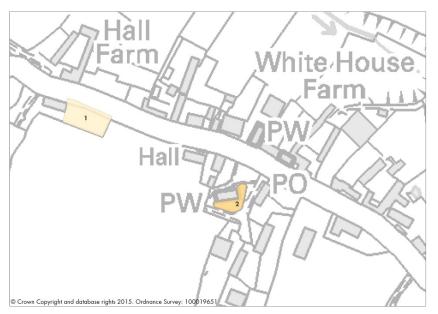


Small field (No.5)

- 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.





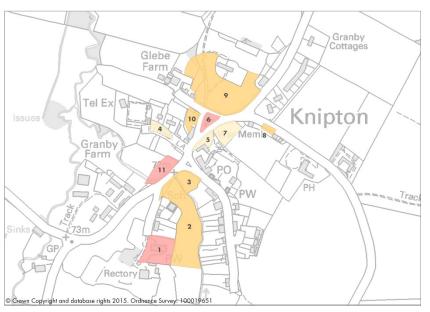
Churchyard (No.2)

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)





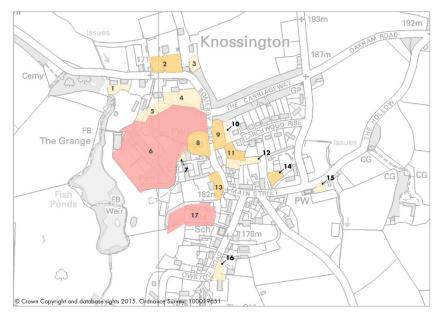
Village green (No.11)

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)







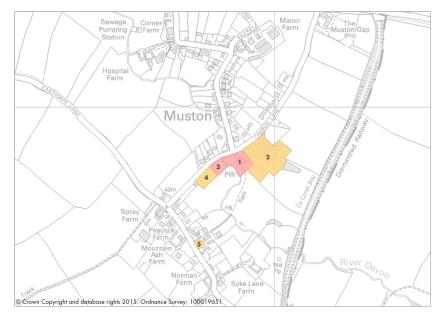
Recreation space (No.17)

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)

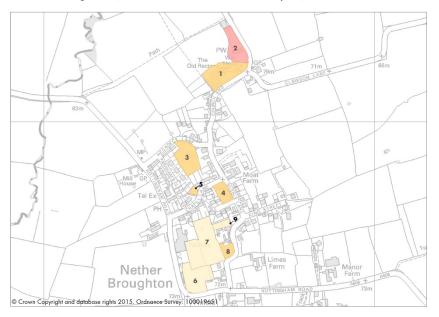


Churchyard (No.1)

- 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)





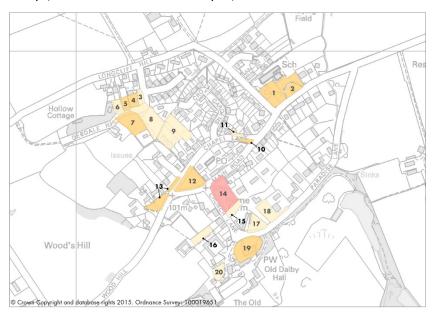
Churchyard (No.2)

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)

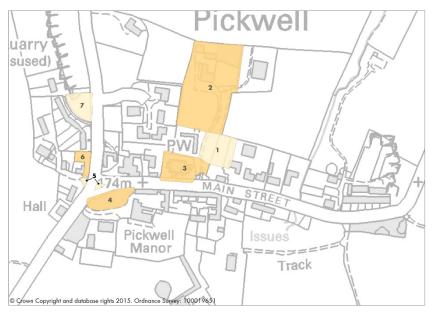
- 4.400 The recreation space (No.14) forms the central open space within the village. It is partly enclosed but with visibility into and across it from adjacent roads and properties. There is intervisibility with the church and good accessibility from the village. The space is multi-functional; providing 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)

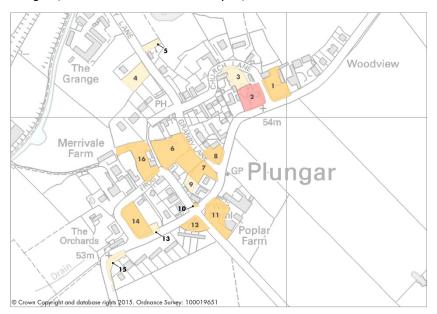


Private grounds (No.4)

- 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.



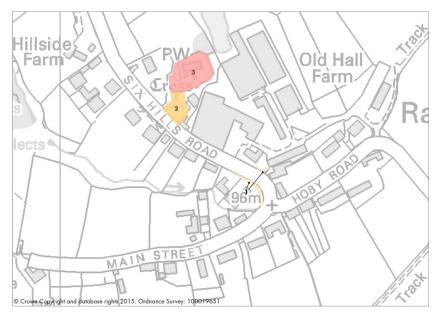
Playing field (No.6)

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)

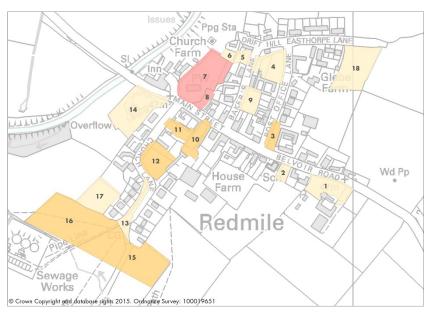
- 4.426 This is a small, compact village with little open space. The churchyard (No.3) provides the setting to the grade II\* listed church and scheduled churchyard cross. The churchyard is relatively prominent at the top of a gentle slope from Six Hills Road and is readily accessible via the marked 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)



Recreation ground (No.8)

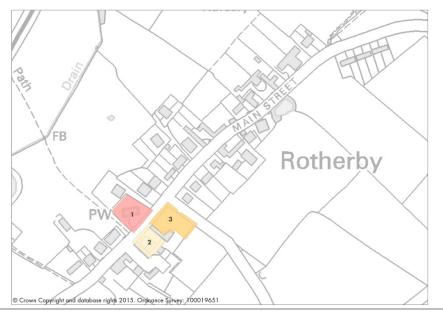


Churchyard (No.7)

- 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)



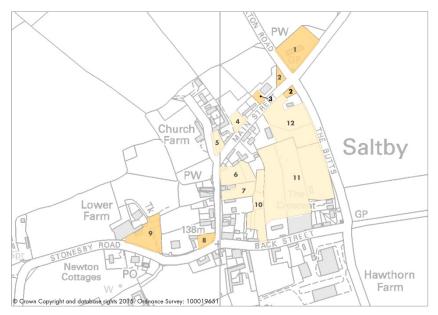
Churchyard (No.1)

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.







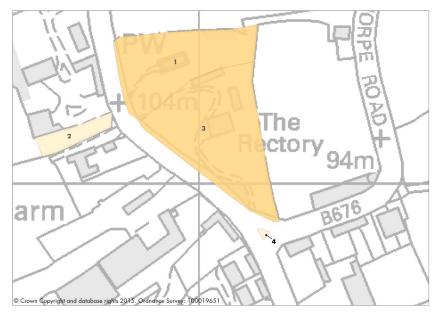
Verges (No.2)

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)

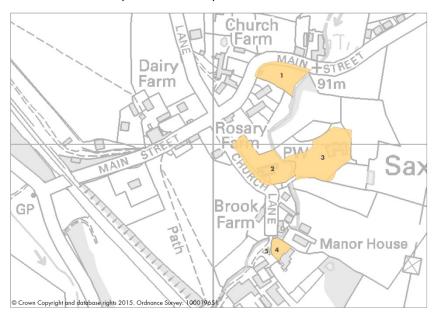


Central verge (No.4)

- 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.



Churchyard (No.2)



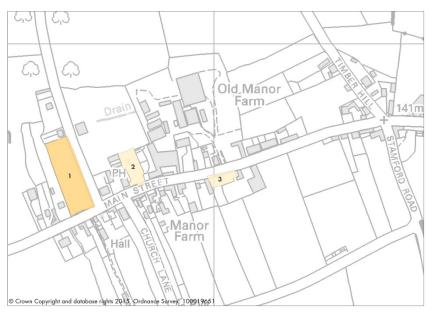
Rectory garden (No.3)

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

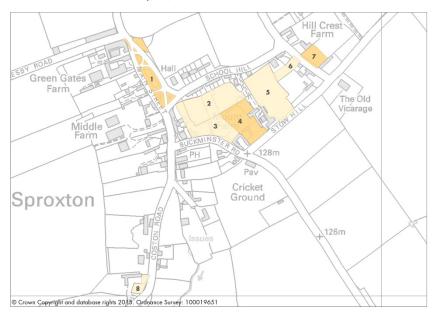


frontage and intervisibility with the surrounding countryside.

- 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**

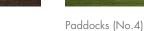
4.461 A total of eight existing POA have been considered within the settlement of Sproxton (see **Annexe 1** for full analysis).



- 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)



- 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)

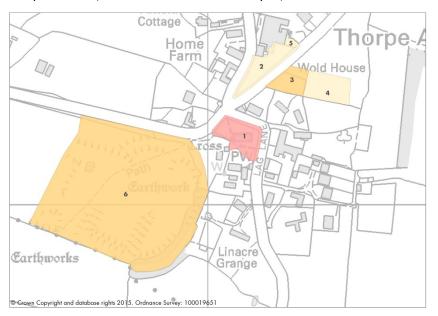
- 4.469 The village has a relatively compact character, with built form concentrated around The Green and the church. The churchyard (No.10) is not prominent and is tucked away behind built form, although it has good accessibility via a public right of way that passes through in an east-west direction. 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)

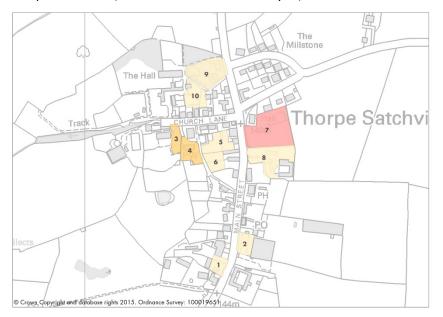


Cemetery (No.3)

- 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)







Recreation ground (No.7)

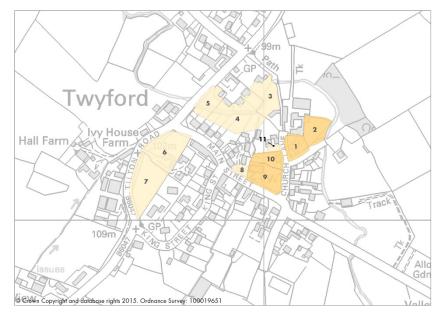
- 4.482 The recreation ground (No.7) is a valuable community space that provides a variety of functions, such as community events, and informal and formal recreation. The site has good accessibility and reasonable visibility from the main village routes. It provides an important open space in a relatively 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)



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 tests<sup>16</sup>:
  - 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

<sup>&</sup>lt;sup>16</sup> 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 pro formas 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 NPPF<sup>17</sup>. 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.
- 5.4 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 PL03-1 and PL03-2, 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**;

<sup>&</sup>lt;sup>17</sup> CLG, 2012

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. <b>Recommendation: Retain</b> The area is considered to be sensitive to development and
		important for maintaining the individual character of the two settlements. Figure <b>N0318 PL04-1</b> 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



Area	Origin	Recommendations
Area Melton Mowbray – Scalford	Origin Identified through Issues and Options Consultation, 2015	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 NO318 PLO4-1 demonstrates the area to be considered in making planning decisions.         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.         The distinctive landform, varied visibility and intimate valley 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 woul
Melton Mowbray – Asfordby Hill	Identified through Issues and Options Consultation, 2015	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 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 <b>N0318 PL04-1</b> 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 <b>N0318 PL04-1</b> 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 removed from the more intimate settlement pattern that it would be inappropriate for development that would lead to

Area	Origin	Recommendations
		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. <b>Recommendation: Not required</b> 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.
Eye Kettleby – Melton Mowbray	Identified through Issues and Options Consultation, 2015	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 <b>N0318 PL04-1</b> 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 settings. <b>Recommendation: Not required</b>
		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

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. <b>Recommendation: Amend</b> 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 <b>N0318 PL04-1</b> demonstrates the area
Asfordby Hill – Asfordby Valley	Identified by ADAS, 2006	to be considered in making planning decisions. 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.
		<b>Recommendation: Not required</b> 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
Bottesford – Easthorpe	Identified by ADAS, 2006	not necessary to designate this area. 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
Bottesford - Normanton	Identified through Issues and Options Consultation, 2015	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. <b>Recommendation: Extend</b> 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. 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. <b>Recommendation: Amend</b> It is considered that some of this area is sensitive to development and important for maintaining the individual character of the two settlements. Figure <b>NO318 PLO4-2</b> 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 PL04-1 and PL04-2) 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;
  - <u>Frisby on the Wreake</u> Churchyard;
  - Long Clawson Recreation ground, Churchyard;
  - <u>Croxton Kerrial</u> School grounds;
  - <u>Stathern</u> Allotments, Recreation ground, Churchyard;
  - <u>Waltham on the Wolds</u> Churchyard;
  - <u>Wymondham</u> Allotments, Churchyard;
  - <u>Ashby Folville</u> Cricket pitch;
  - <u>Barsby</u> Village Hall Green;
  - <u>Buckminster</u> Churchyard, Grassed avenues;
  - <u>Burton Lazars</u> Churchyard;
  - <u>Cold Overton</u> Churchyard;

- <u>Eaton</u> Churchyard, Allotment gardens, Country park;
- <u>Gaddesby</u> Churchyard, Gaddesby Hall formal garden;
- <u>Goadby Marwood</u> Churchyard, The Hall grounds, Ponds;
- <u>Grimston</u> Village green, Play space;
- <u>Harby</u> Avenue, Recreation ground, Allotments;
- <u>Harston</u> Cottage garden, Churchyard;
- <u>Knipton</u> Churchyard, Village greens (two);
- <u>Knossington</u> Grounds of Knossington Grange, Recreation space;
- <u>Muston</u> Churchyard, Village green;
- <u>Nether Broughton</u> Churchyard;
- Old Dalby Recreation space;
- Plungar Churchyard;
- <u>Ragdale</u> Churchyard;
- <u>Redmile</u> Churchyard, Recreation ground;
- <u>Rotherby</u> Churchyard;
- <u>Thorpe Arnold</u> 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
- 6.12 Planning Advisory Service (PAS), March 2014, Soundness Self-Assessment Checklist
- 6.13 CLG, 2012

## Appendices

## Appendix A: Field survey pro formas

Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study Field Survey Proforma\_Settlement Edges

*Melton BC Settlement	Criteria				
e.g. Asfordby*	High >>>>>Low				
Local Character Zone	1	2	3		
No. and Name					
Notes [edge character including gateways, nodes, edge integration, relationship,					

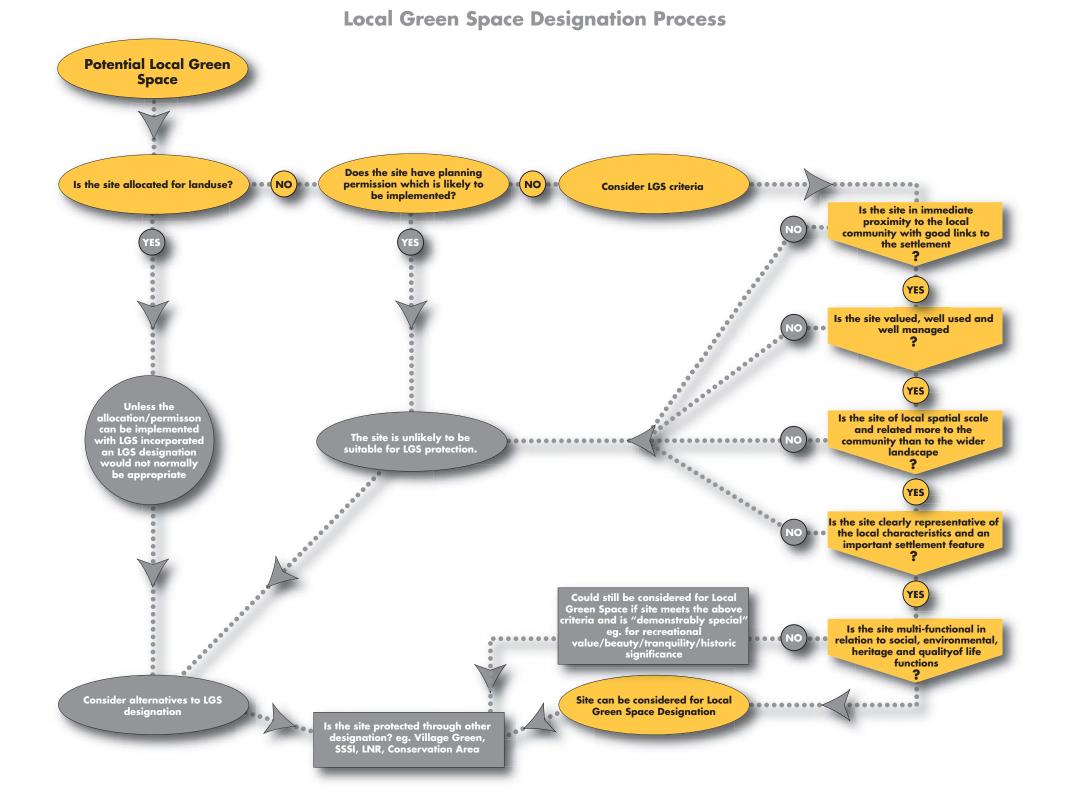
Notes [edge character including gateways, nodes, edge integration, relationship, potential for enhancement; topography & skylines; landscape scale and pattern; perceptual quality; visual character, views & intervisibility...]

Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study Field Survey Proforma\_POAs

*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 community; particular significance, beauty / heritage, wildlife / recreational value, tranquillity; local in character; strength of character, condition, quality...]

# Appendix B: Local Green Space Designation – Flow Diagram



## **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
-	orientation, often sinuous in form.
Foothills	Low hills at the base of a steeper hill range or system.
Geographic Information Systems (GIS)	A means of digitally interrogating and presenting spatially 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 green space functions	Functions are the spatial attributes of green infrastructure – the 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 Characterisation or HLC	An activity which seeks to understand the historic processes 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 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 consistently in a particular type of landscape.
Legibility	Visibility and perception in relation to a landscape.
Multi-functionality	In the context of green infrastructure, the ability of a site or 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 neighbour.
Parkland	Open, grassy land with scattered groups of trees, historically 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 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.

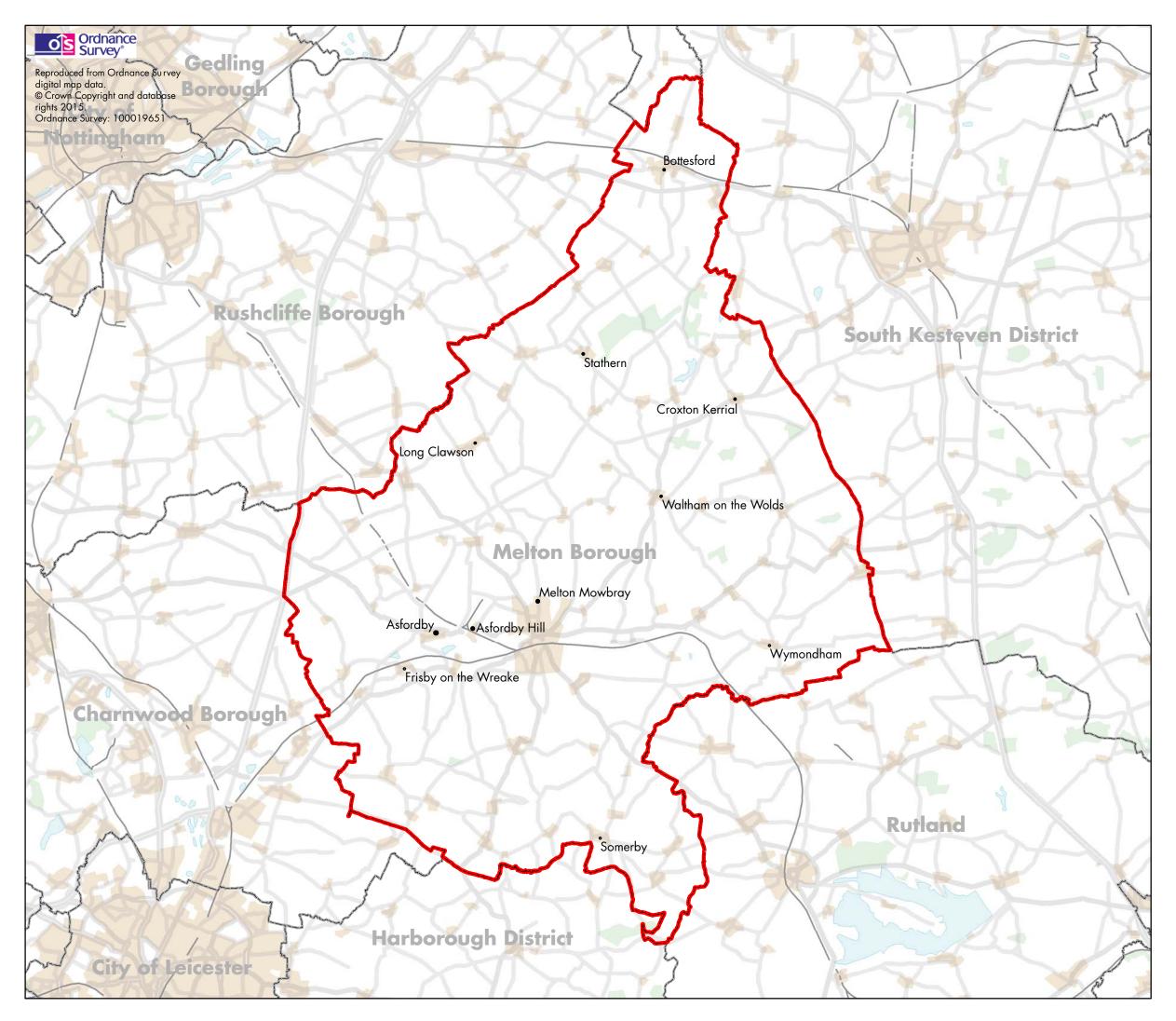
SSSI	Site of Special Scientific Interest. Designated and administered at the national level by Natural England on account of outstanding ecological, biological or geological interest.	
Time depth	The imprint of the past upon the contemporary landscape.	
Tributary	Of a water course, a secondary river 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

- 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



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#### PROJECT AREAS OF SEPARATION, SETTLEMENT FRINGE SENSITIVITY AND LOCAL GREEN SPACE STUDY

CLIENT

#### MELTON BOROUGH COUNCIL

TITLE

#### STUDY AREA

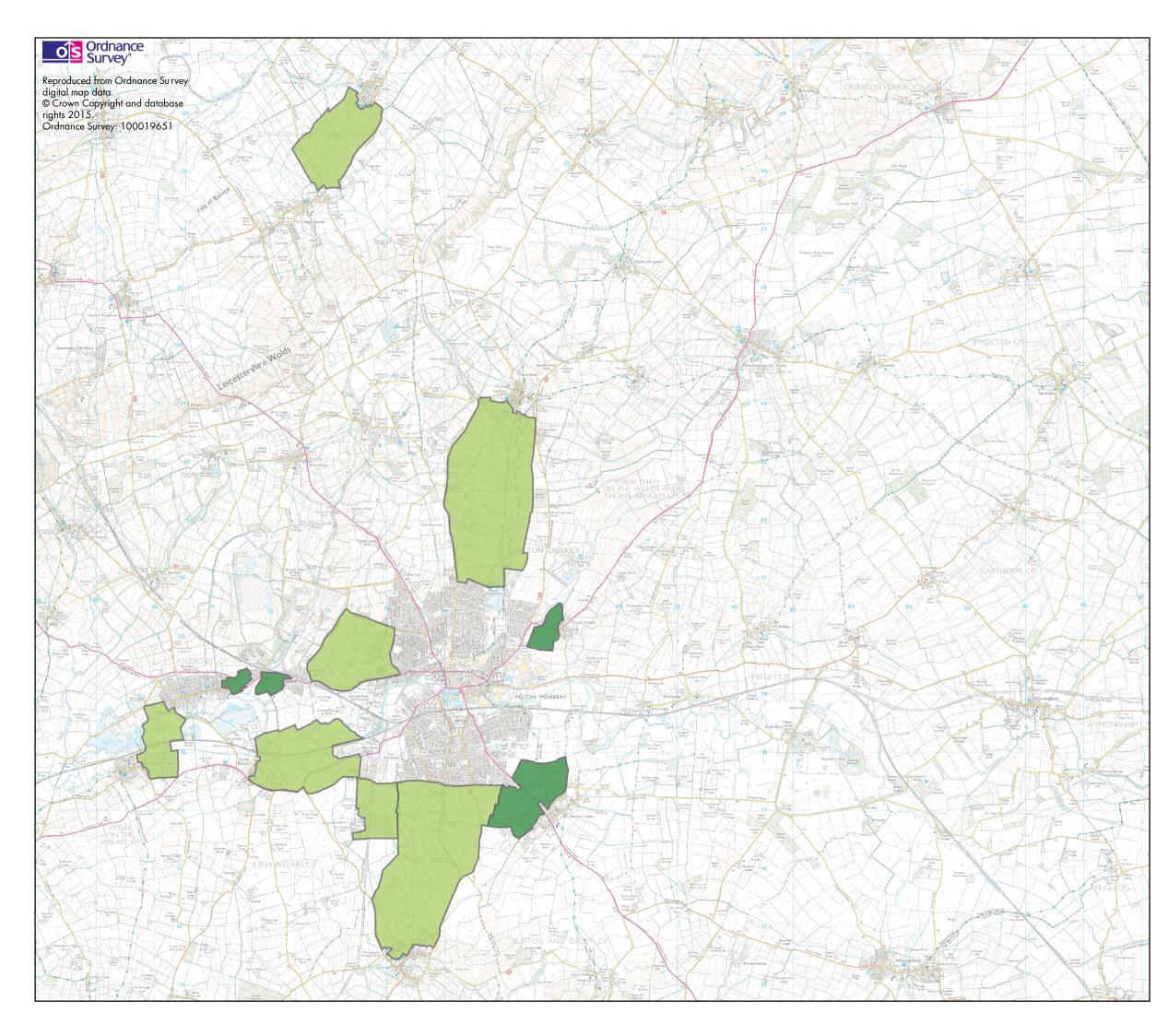
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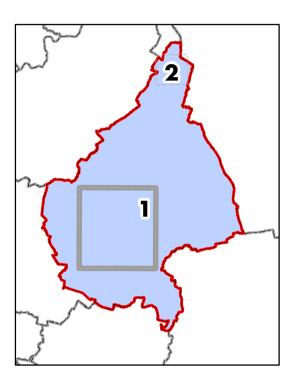


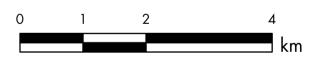
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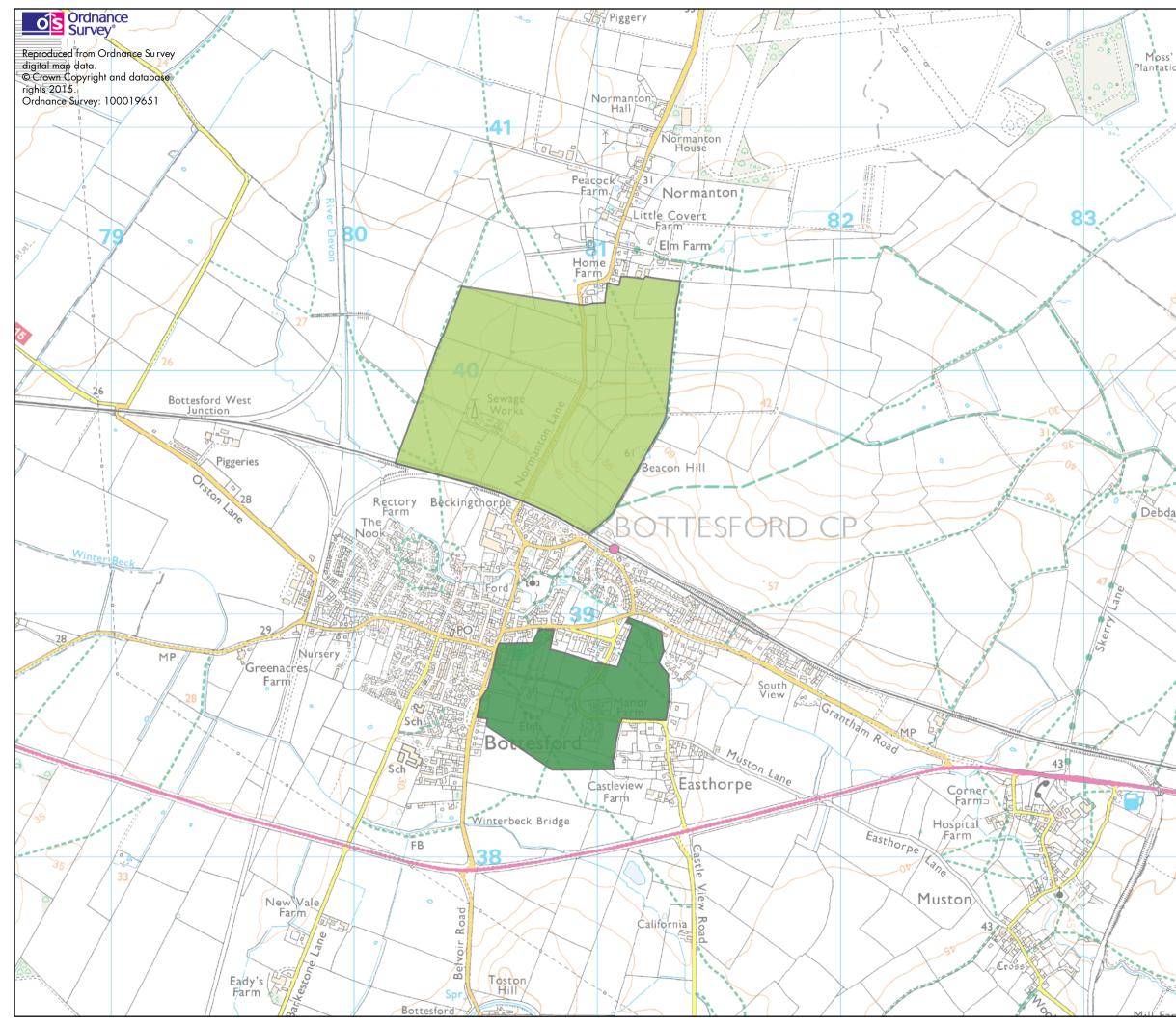
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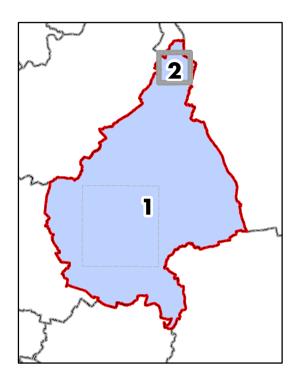




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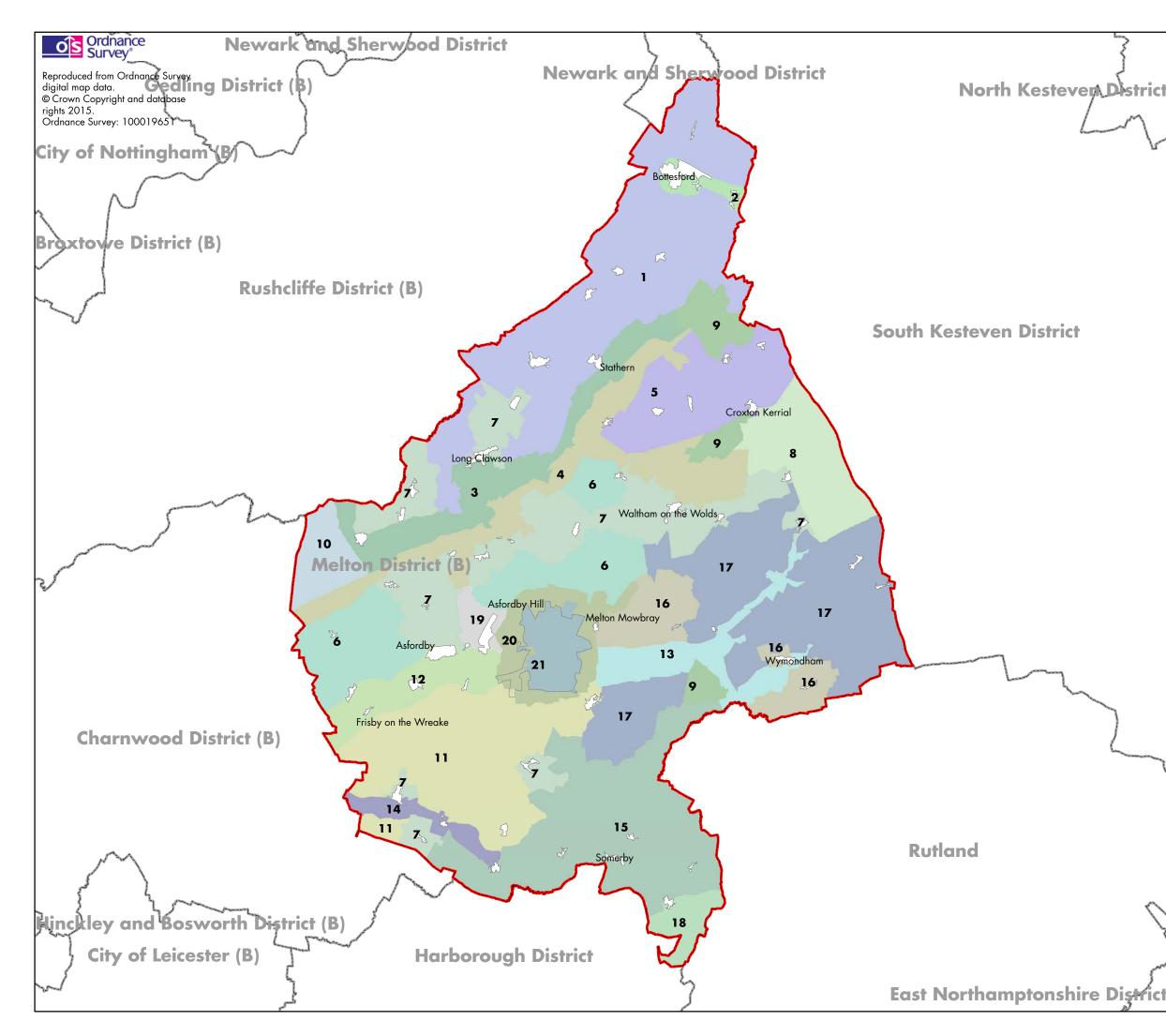
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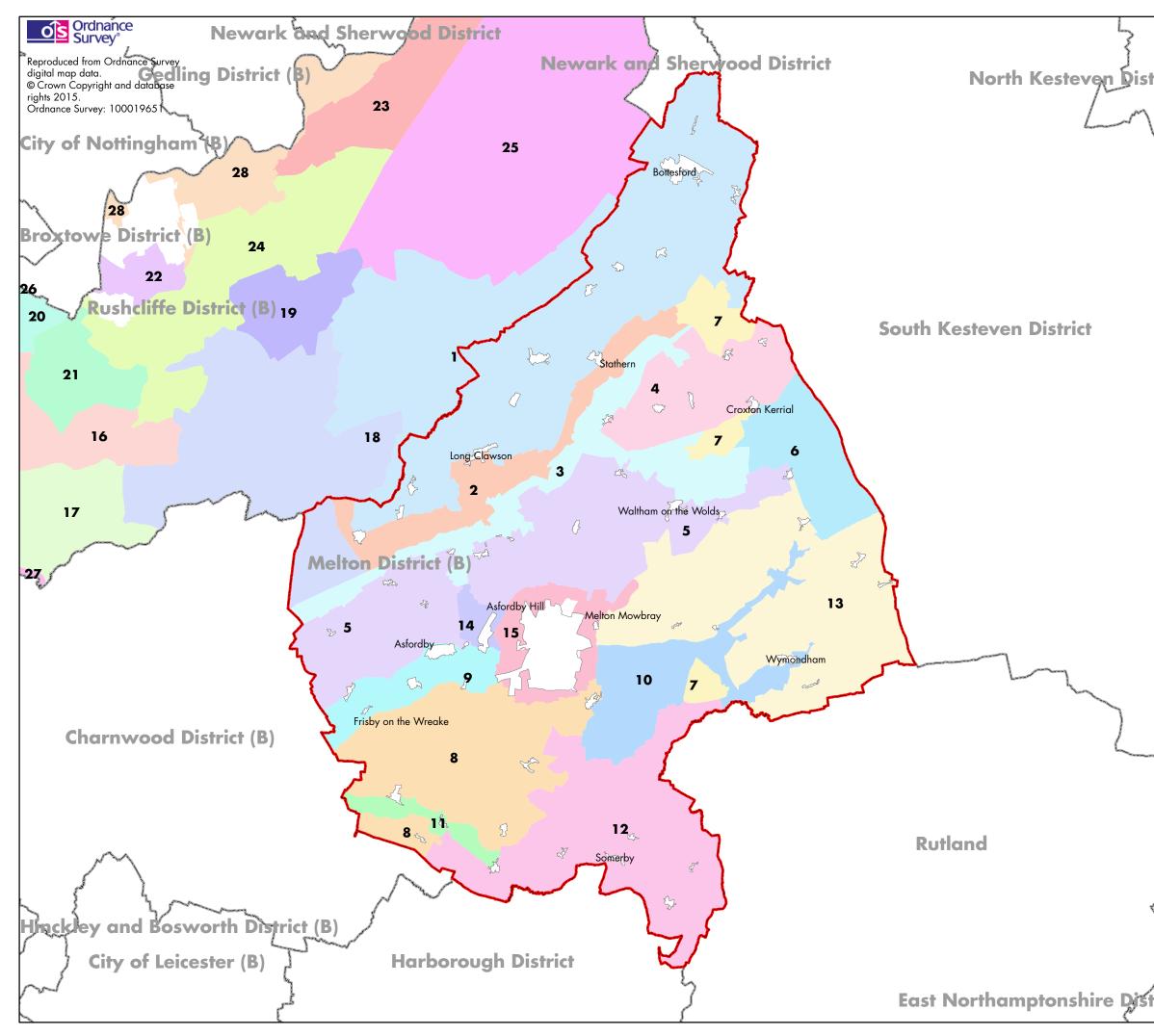


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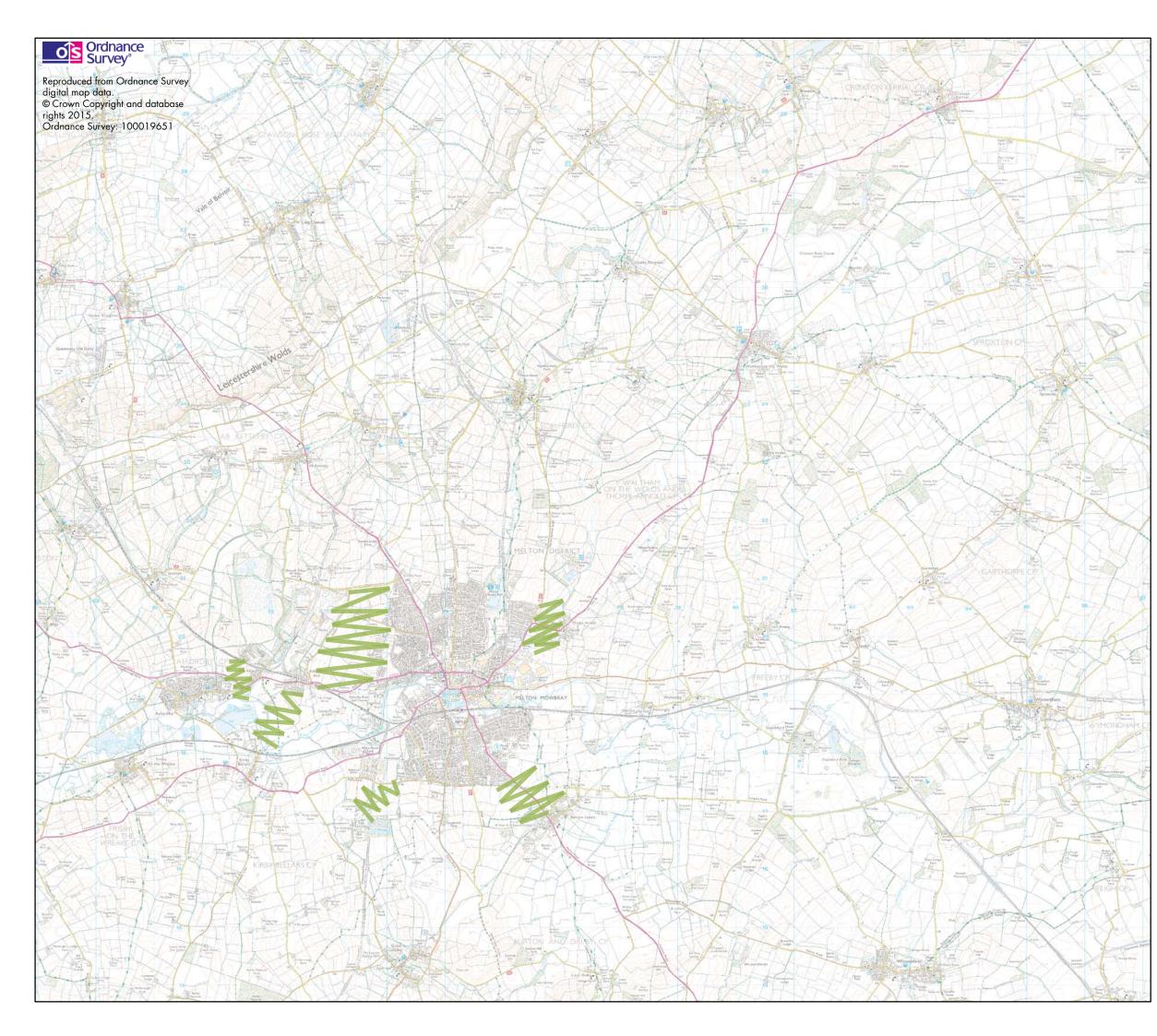
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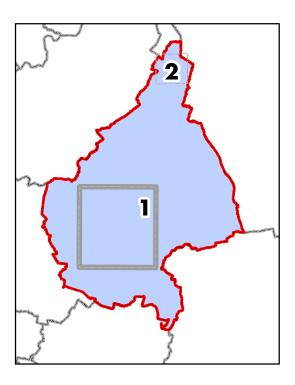
	gend Melton Borough Boundary
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	] Melton Settlement Regions
Land	dscape Character Units
	1 Vale of Belvoir
	2 The Leicestershire Wolds: Belvoir Scarp
	3 The Leicestershire Wolds: Dalby to Belvoir Wolds
	4 The Leicestershire Wolds: Knipton Bowl
	5 The Leicestershire Wolds: Ragdale to Saltby Wolds 6 Kesteven Uplands: Saltby and Sproxton Limestone Edge
	7 The Leicestershire Wolds: Belvoir, Stapleford and Croxt Parkland
	8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
	9 The Leicestershire Wolds: Wreake Valley
	10 The Leicestershire Wolds: Eye Valley
	11 High Leicestershire Hills: Gaddesby Valley 12 High Leicestershire Hills: Burrough Hills
	13 The Leicestershire Wolds: Freeby, Buckminster and
	Wymondham Farmland
	14 The Leicestershire Wolds: Asfordby Quarry
	15 The Leicestershire Wolds: Melton Farmland Fringe
	16 Nottinghamshire Wolds: Gotham and West Leake Wo Hills and Scarps
	17 Nottinghamshire Wolds: East Leake Rolling Farmland
	18 Nottinghamshire Wolds: Widmerpool Clay Wolds
	19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wol
	20 South Nottinghamshire Farmlands: Clifton Slopes
	21 South Nottinghamshire Farmlands: Ruddington Alluvia
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	23 South Nottinghamshire Farmlands: East Bridgford
	Escarpment Farmland
	24 South Nottinghamshire Farmlands: Cotgrave and Tolle
	Village Farmland
	25 South Nottinghamshire Farmlands: Aslockton Village Farmland
	26 Trent Valley: Attenborough Wetlands
	27 Trent Valley: Soar Valley
	28 Trent Washlands: West Bridgford to East Bridgeford Washlands
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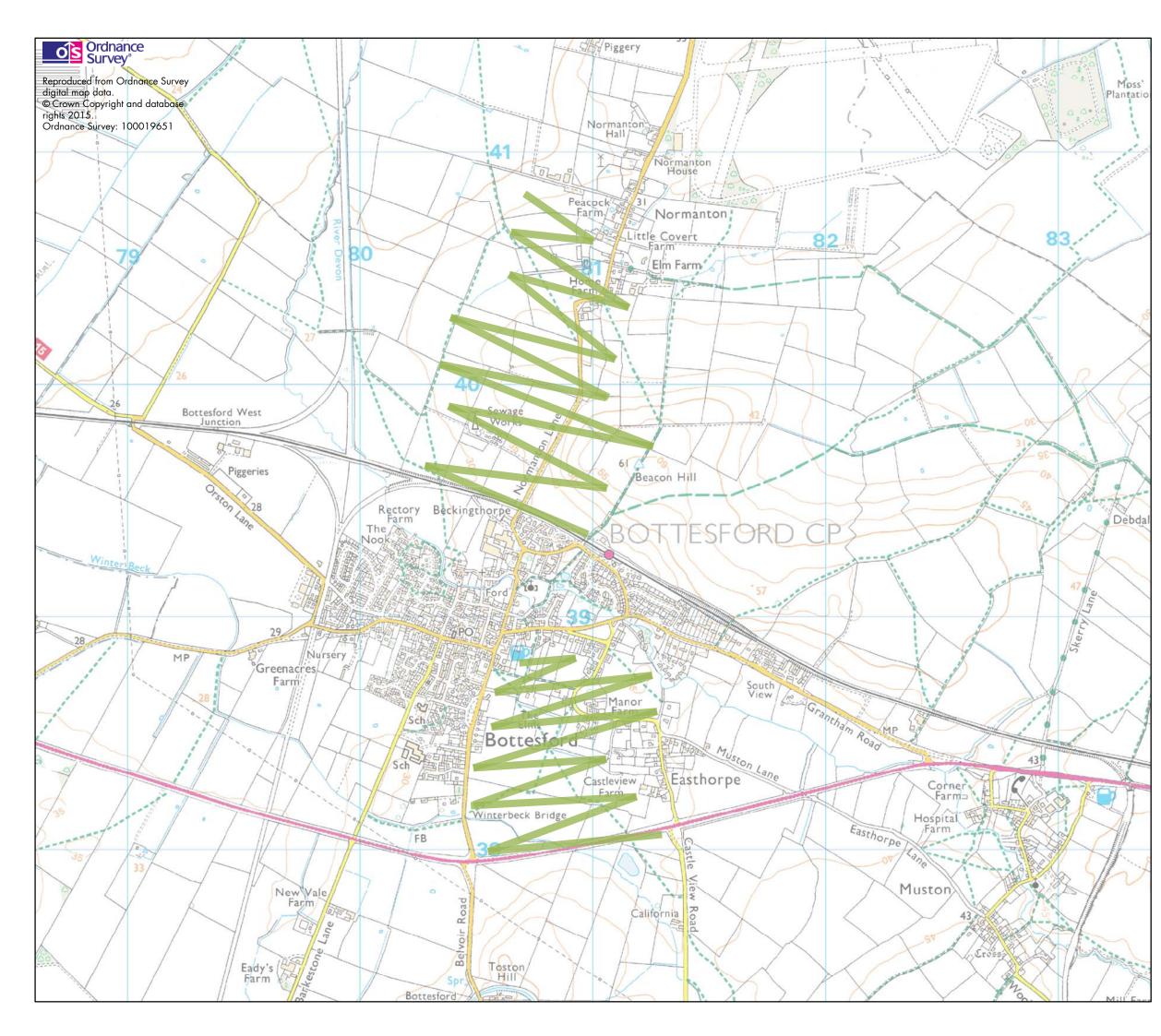
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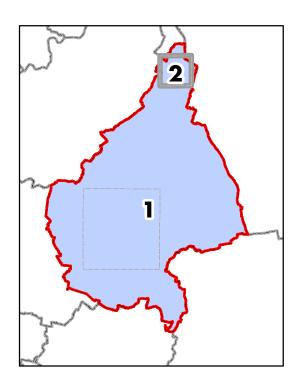
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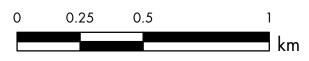






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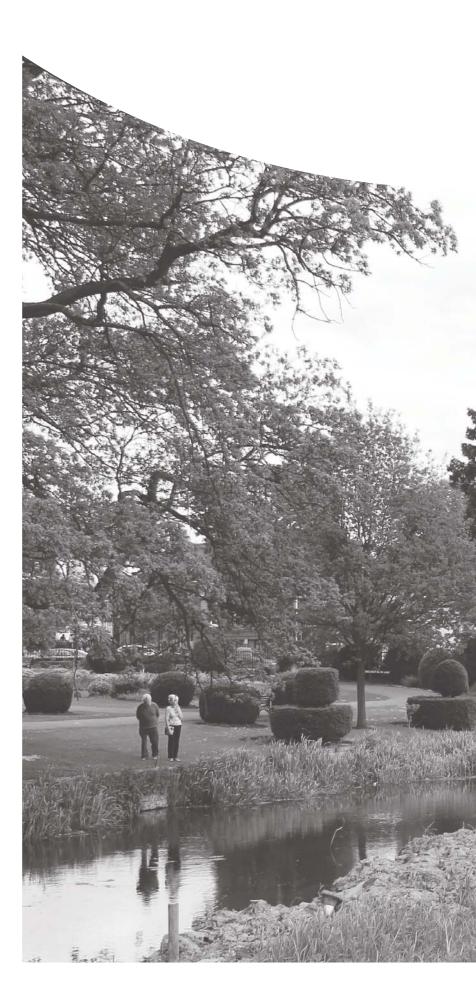
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Juxon House 100 St Paul's Churchyard London EC4M 8BU +44 (0)20 3102 7770

**Southern Office** Furzehall Farm Wickham Road Fareham, Hampshire PO16 7JH +44 (0)1329 550145

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