



**Melton Borough  
Areas of Separation,  
Settlement Fringe  
Sensitivity and Local  
Green Space Study  
Part 2**

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**FINAL**

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Study Area

INF_N0318-1	PL02	Proposed Areas of Separation
INF_N0318-1	PL03-1	District Wide Landscape Character Areas
INF_N0318-1	PL03-2	Melton and Rushcliffe Landscape Character Units
INF_N0318-1	PL04	Recommended Areas of Separation

# 1 Executive Summary

## The importance of Melton's countryside and greenspace

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



## Purpose of the report

- 1.3 Influence Environmental Ltd, a landscape architecture and environmental planning consultancy, was commissioned by Melton Borough Council in March 2015 to develop a report to form one of the central strands of the spatial planning evidence base for the emerging Local Plan. The report is intended to inform the direction of growth and landscape and open space protection within the borough, through four key outputs. These are:
- A review of the Areas of Separation proposed within the ADAS report<sup>1</sup>, put forward through the Issues and Options Consultation and latterly consultation on the Local Plan Emerging Options (Draft Plan), in order to robustly evaluate those which may come forward in the borough's spatial strategy for the new Local Plan period and to assist in maintaining character and avoidance of coalescence;
  - An assessment of existing and proposed Protected Open Areas and candidate Local Green Spaces put forward in the Local Plan Issues and Options Consultation and latterly

<sup>1</sup> ADAS, 2006, *Identifying Areas of Separation Criteria and Evidence*

consultation on the Local Plan Emerging Options (Draft Plan), to determine, with appropriate evidence, which sites are or are not worthy of protection (on grounds including character and quality, landscape experience, community value and connection, contribution to historic legacy or ecological networks);

- An appraisal of the sensitivity of the settlement fringe and landscape setting of principal settlements within the borough to development, to inform consideration and conservation of settlement settings and landscape interface, and to guide siting of appropriately located new development in landscape and visual terms;
- Development of options and recommendations for planning policy approaches for the above three spatial planning outputs, within the emerging Local Plan.

1.4 This report forms Part 2 of the *Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study*<sup>2</sup>. It continues on from the previous work; assessing additional settlements identified following consultation on the Local Plan Emerging Options (Draft Plan).

1.5 This report should be read in conjunction with Part 1 and the associated Annex 1.

## **Aims and objectives**

1.6 In addition to the key outputs, the study has the following aims:

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

## **Intended audience and user groups**

1.7 The Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study is intended for the following user groups:

- Planning Officers (Plan Making and Managing Development);
- Developers and their consultants;
- People involved in the preparation of Neighbourhood Plans.

1.8 Advice on the most effective ways for these groups to use this report, and the sections of most relevance to them, is set out in the diagram overleaf.

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<sup>2</sup> INF\_N0318, September 2015

# How to use this report if you are:

## Plan Making Planning Officer



### Refer to:

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

## Managing Development Planning Officer



### Refer to:

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

## Developers and their Consultants



### Refer to:

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

## People involved in the preparation of Neighbourhood Plans



### Refer to:

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

## 2 Introduction

### Background and scope of commission

- 2.1 The draft Melton Core Strategy was withdrawn due to its failure to meet the tests of soundness for spatial planning, specifically that spatial planning policy and decisions should:
- Have been **positively prepared** - based on a strategy which meets objectively assessed requirements (see assessment criteria and application at **sections 3 and 4**);
  - 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**);
  - Be **consistent** with national policy - an approach based on consideration of landscape and green space is clearly advocated through the ELC and in the NPPF, as described in **paragraphs 2.4 to 2.7** of this report;
  - 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;
  - 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;
  - Be **deliverable, flexible and capable of being monitored** - above all, policies must be realistic and achievable, capable of adaptation due to changing circumstances in the plan period, and 'monitor-able' – linked back to clear and transparent indicators and evidence (for the latter, see the assessment frameworks and criteria at **section 3** of this report and summary findings at **section 5** and the pro formas in Appendix A).
- 2.2 A need has been identified for a robust, transparent, justified and integrated evidence base in relation to consideration of landscape and settlement interface and sensitivity, settlement separation and protected open areas (existing and proposed). This will inform the articulation of the spatial direction in the new Local Plan. The above tests of soundness, and national planning policy, will form key hooks for the work in terms of both method development and application. The work has also been informed by the findings of the recent Issues and Options consultation on the emerging Local Plan (2015) and from consultation on the Local Plan Emerging Options (Draft Plan)<sup>3</sup>.

### Planning context

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

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<sup>3</sup> Consultation April 2016

## National legislation and policy

- 2.4 The **European Landscape Convention**<sup>4</sup>, which was signed by the UK in February 2006 and became binding in 2007, is the first international convention to focus specifically on landscape issues and aims to give consideration to landscape issues from the highest levels in all spatial planning and design exercises. Recognising that 'all landscapes matter' and are of value to somebody in some way and at some level, irrespective of designation, the ELC advocates a dynamic approach based on the following tenets:
- **Protect:** The best and finest or most significant landscapes;
  - **Manage:** Landscape change in ways which are most responsive to character and sense of place;
  - **Plan:** Creation of new landscapes and plan for change and adaptation within the landscape.
- 2.5 Furthermore, the ELC highlights the importance of developing landscape focussed/landscape informed policies which positively respond to these three objectives, and of establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.
- 2.6 The ELC defines landscape as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*"<sup>5</sup>. In this context, it is important to realise that the definition of landscape is all-encompassing and covers not only rural landscape but also peri urban areas, townscape and seascape.
- 2.7 The **National Planning Policy Framework**<sup>6</sup> sets out the following over-arching policy strands of relevance to this study:
- **Section 8: Promoting Healthy Communities: Paragraphs 76 and 77**, which state that "*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

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

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

<sup>4</sup> Council of Europe, 2004

<sup>5</sup> Council of Europe, 2004

<sup>6</sup> Communities and Local Government, 2012

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

## Relationship of this study to previous work

2.8 A number of related studies and pieces of work have previously been undertaken in relation to the Borough’s landscape, settlement setting and open space evidence base. These are:

- The Landscape Character Assessment of Melton Borough<sup>7</sup>;
- The Melton and Rushcliffe Landscape Sensitivity Study<sup>8</sup> in relation to renewables within the boroughs;
- The Areas of Separation report produced by ADAS<sup>9</sup>. This identified a series of initial Areas of Separation. These are updated and added to within this report, which reflects both changes in the landscape/spatial baseline and potential new Areas of Separation put forward in the emerging Local Plan Issues and Options consultation;
- Previously identified Protected Open Areas or POAs (Melton Borough Council) and additional information provided in relation to potential new POAs and candidate Local Green Spaces through the emerging Local Plan Issues and Options consultation and latterly the consultation on the Local Plan Emerging Options (Draft Plan). These areas form the basis for testing in this report. POAs have formed a key part of the spatial planning policy direction in the previous and emerging Local Plans for the borough.

<sup>7</sup> ADAS, 2006 Melton Borough Landscape & Historic Urban Character Assessment Report and ADAS, 2011 Melton Landscape Character Assessment Update 2011

<sup>8</sup> LUC, 2014 Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development

<sup>9</sup> ADAS, 2006, Identifying Areas of Separation Criteria and Evidence

### **3 Methodology summary and analysis framework**

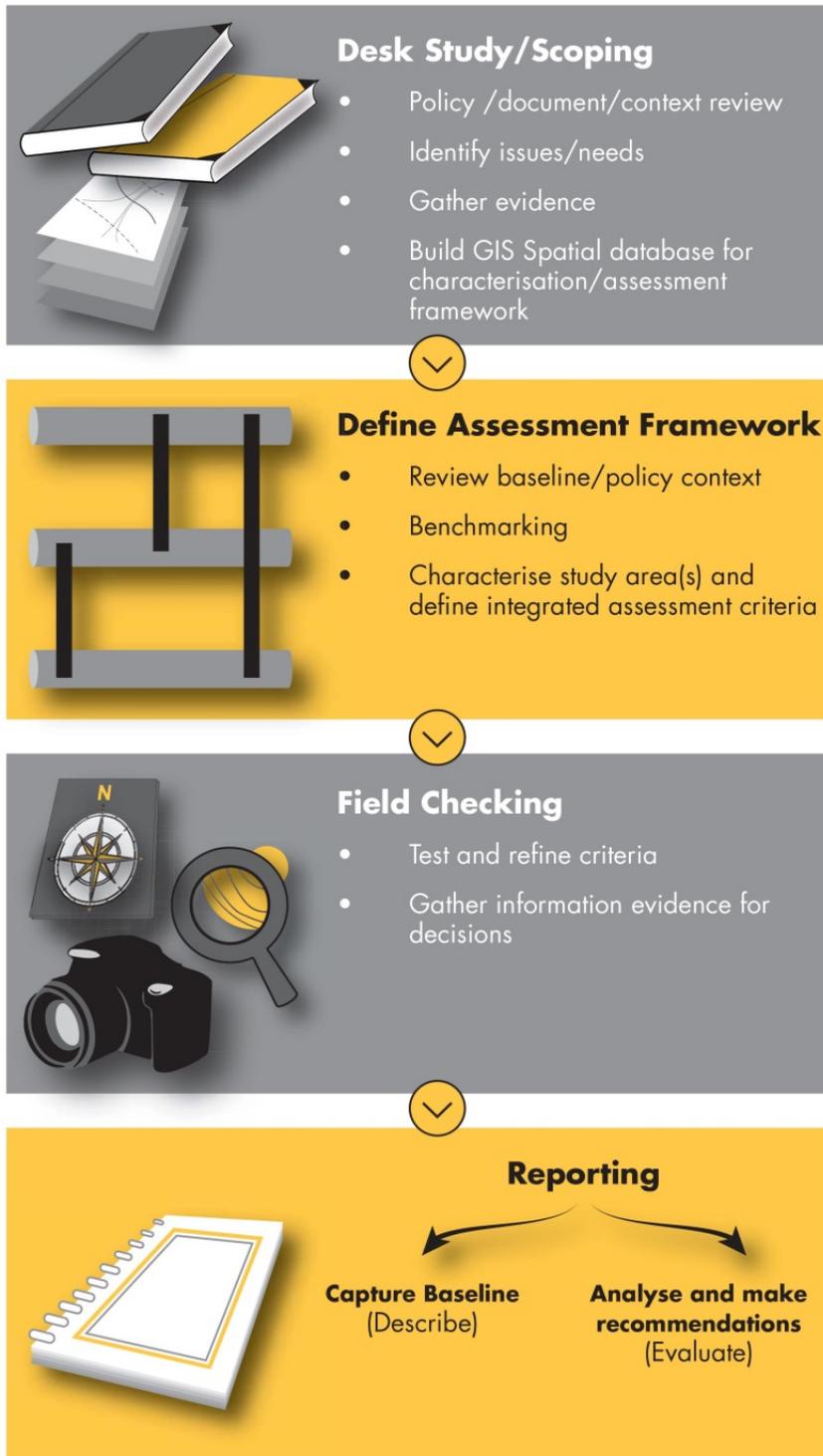
- 3.1 This section sets out the methodology developed for the project, which is also summarised in the flow diagram overleaf. The methodology has been developed to meet the planning tests of soundness by creating a robust and transparent, well-justified evidence base for decision-making.

#### **Methodology stages**

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

## Methodology Stages

(Common to all Outputs)



## Desk study and data review:

### Sources used

- 3.3 These are presented in Appendix D.

### Study area

- 3.4 This is defined by the local authority boundary, as shown on figure 3.1 below (full reference at figure INF\_N0318-1 PL01).

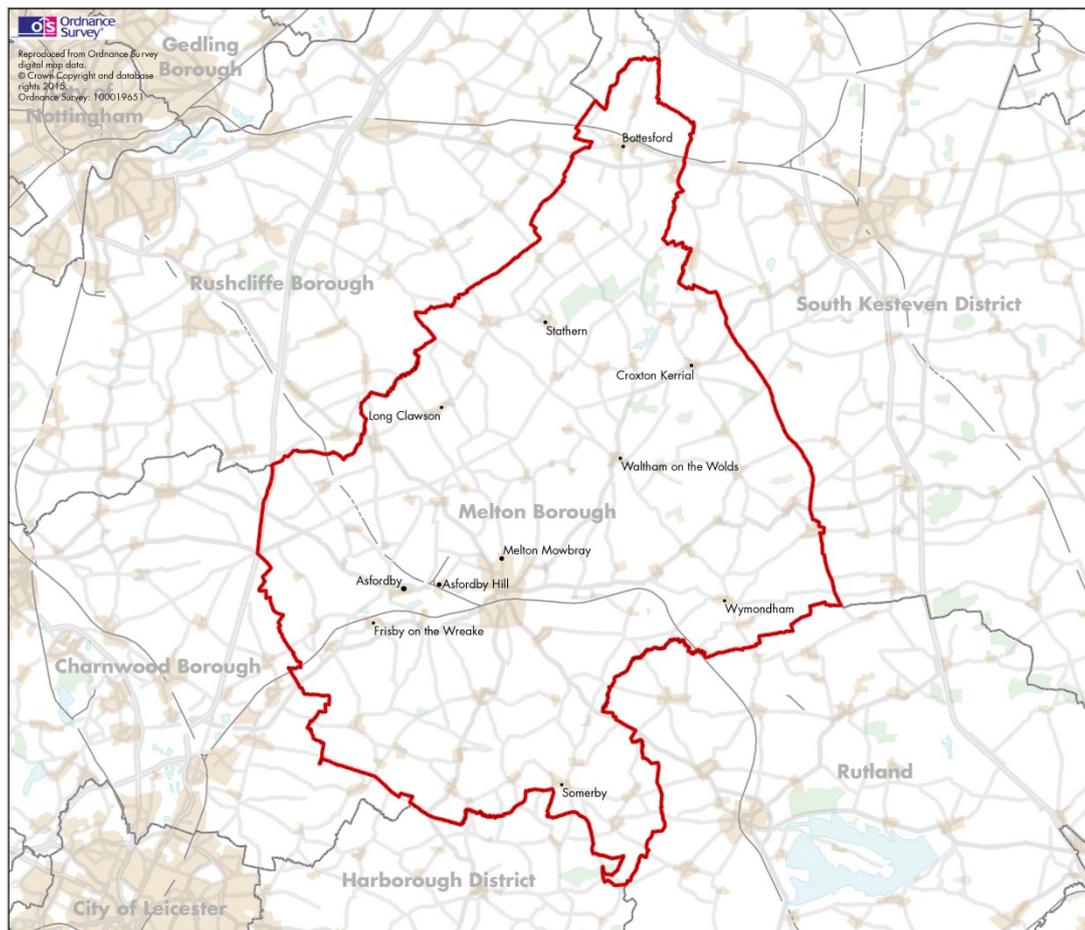


Figure 3.1 Study Area

### Criteria definition:

#### Developing a robust and transparent assessment framework for the project outputs

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

## Areas of Separation

- 3.6 This output reviews additional Areas of Separation that have been proposed following consultation on the Local Plan Emerging Options (Draft Plan).
- 3.7 Areas of Separation are considered an important part of the spatial strategy for the borough, not least because of the borough's settled and compact rural character considered in the context of the levels of growth anticipated during the plan period. It is, therefore, important to balance growth with this distinctive character, and to avoid the perception of coalescence, which could change settlement form and identity. Clearly, many of the issues associated with coalescence and separation also integrate with consideration of landscape and visual character, perception, openness and 'naturalness'. An integrated approach is required, linking many of the attributes of the assessment criteria with those for the parallel settlement fringe landscape sensitivity analysis at **section 4** (as well as giving consideration to changes in the landscape and spatial baseline since 2006). The assessment criteria for this analysis are presented below.
- 3.8 The following Areas of Separation are assessed in this report:
- Old Dalby and Old Dalby Trading Estate (Proposed through the Draft Plan Consultation);
  - Queensway and Old Dalby Trading Estate (Proposed through the Draft Plan Consultation).

## Assessment criteria and application

- 3.9 The following criteria have been defined for the assessment, to ensure a robust and transparent analysis, for integration with the landscape sensitivity study, and to take appropriate account of the previous study<sup>10</sup>. Rather than defining a scale of 'strength' or 'sensitivity' for this element (as per the Landscape Sensitivity Study), a narrative approach has been taken for the assessment of Areas of Separation. This is considered appropriate in this case as it avoids the danger of criteria 'cancelling each other out' when applied in a ranking, scale or matrix. For instance, in the matter of topography, a prominent ridge/scarp and an expansive open lowland/ valley floor landscape can be equally important in defining physical and visual separation and therefore both are sensitive. The analysis draws out what is important in each case and defines parameters based on a combination of features which 'break' character or provide containment, or based on distance / perception.

## Assessment criteria: Headings

- **Topography and skylines:** The degree to which topography contributes to perception of separation; whether prominent or distinctive landform features are present and the significance ascribed to these. It is also relevant to consider whether skylines are undeveloped or developed, as this will clearly influence the perceived sense of separation. Linked to landform and consideration of the nature and form of development, this may guide whether or not further development would impinge on the perception of separation, or whether development could be accommodated;
- **Landscape scale and pattern, including cultural / historic pattern:** The extent to which the landscape pattern and scale helps define a sense of separation. Presence of

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<sup>10</sup> ADAS, 2006, Identifying Areas of Separation Criteria and Evidence

important or significant historic / landscape features which may or may not be designated and which settings / key planned or designed visual relationships / functional relationships may be important in contributing to separation;

- **Aesthetic and perceptual quality including landscape experience / recreational value and tranquillity:** Whether the area is comparatively free from intrusive modern developed influences, has a perceptible sense of remoteness / wildness / tranquillity, or is particularly valued for its recreational experience (whether formal or informal recreation – contact with nature etc.);
  - **Views, visual character and intervisibility:** Visual character, extent of visibility and intervisibility with important features defining separation / intervisibility with historic sites, landmarks and settings. It is also highly relevant to consider the nature of views, the broad extent to which views may be experienced and enjoyed by receptors / users and the role of vegetation, topography and built form in defining visual character.
- 3.10 The criteria are similar to those presented in the 2006 study, with appropriate refinement and rationalisation to integrate with the other outputs of this new study. The criterion dealing with agricultural land classification as identified within the 2006 report has been omitted as it does not relate directly to consideration of landscape character and visual matters which define a sense of separation.

### **Landscape sensitivity of the settlement fringes**

- 3.11 A key part of the consideration of locating potential new development is the potential for impact on settlement setting, local distinctiveness and landscape character. A number of settlements were identified by the Borough Council as locations where the emerging Local Plan may require allocations for development, as the focus for local landscape analysis, which are contained within Part 1 of this study. They were identified in order to assess the sensitivities of their local landscape to such change and to positively guide the form and location of any potential development. Should allocations be needed outside of the settlements assessed, further work may be necessary.
- 3.12 Following on from Part 1 of the study, additional settlements have been identified through consultation on the Local Plan Emerging Options (Draft Plan). The following settlements were assessed for this part of the work<sup>11</sup>:
- Ab Kettleby;
  - Gaddesby;
  - Great Dalby;
  - Harby
  - Hose
  - Kirby Bellars
  - Old Dalby
  - Queensway

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<sup>11</sup> Identified through the emerging spatial strategy for the borough

- Scalford
- Thorpe Arnold

## Landscape Classification

- 3.13 The existing district landscape character areas from the Melton Borough Landscape Character Assessment (as amended)<sup>12</sup> were used as a starting point for the assessment of the settlement fringes, as shown in figure 3.2 below (full reference at figure INF N0318-1 PLO2-1).

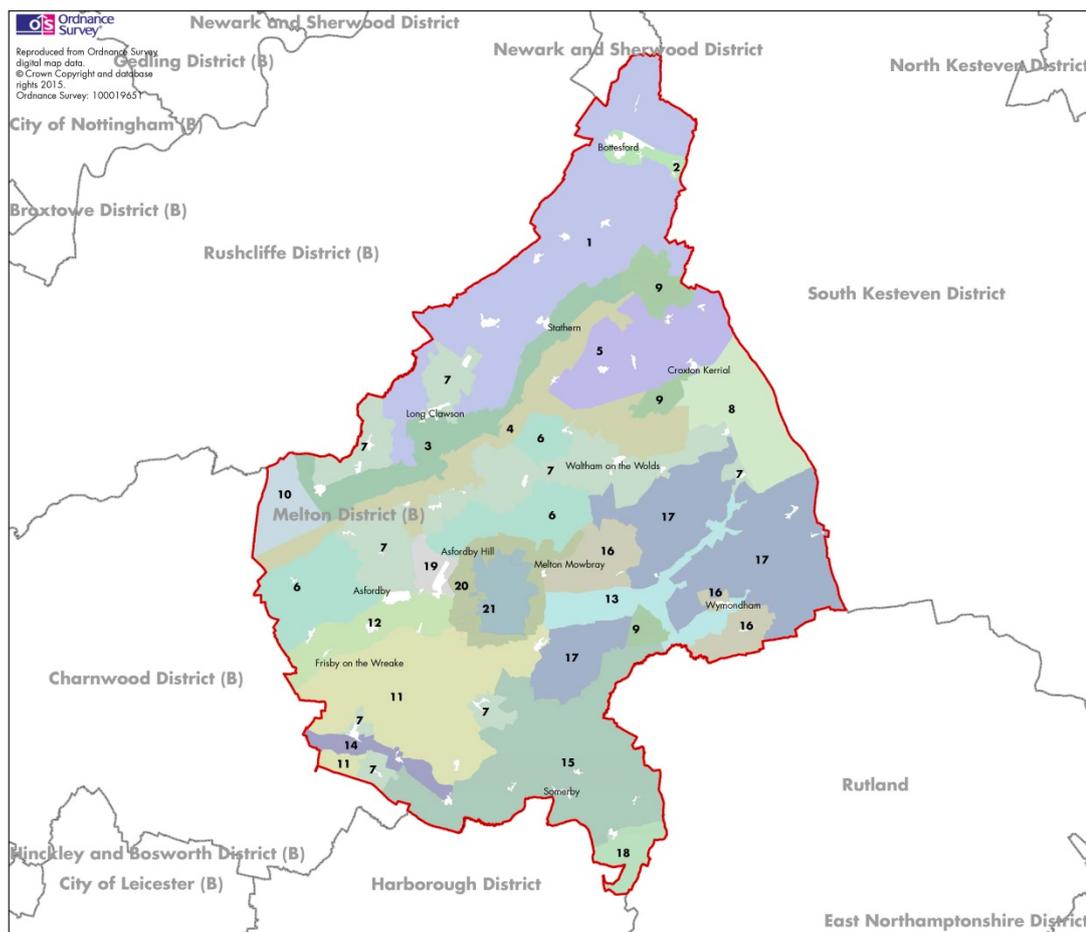


Figure 3.2 District Landscape Character Areas (2006/2011)

- 3.14 Account was also taken of the landscape character units derived for the Melton and Rushcliffe Landscape Sensitivity Study of 2014 (in relation to renewable energy development), as shown in figure 3.3 below (full reference at figure INF N0318-1 PLO2-2). This is based on the 2006 landscape characterisation and provides further detail on landscape characteristics and sensitivities.

<sup>12</sup> ADAS, 2006 Melton Borough Landscape & Historic Urban Character Assessment Report and ADAS, 2011 Melton Landscape Character Assessment Update 2011

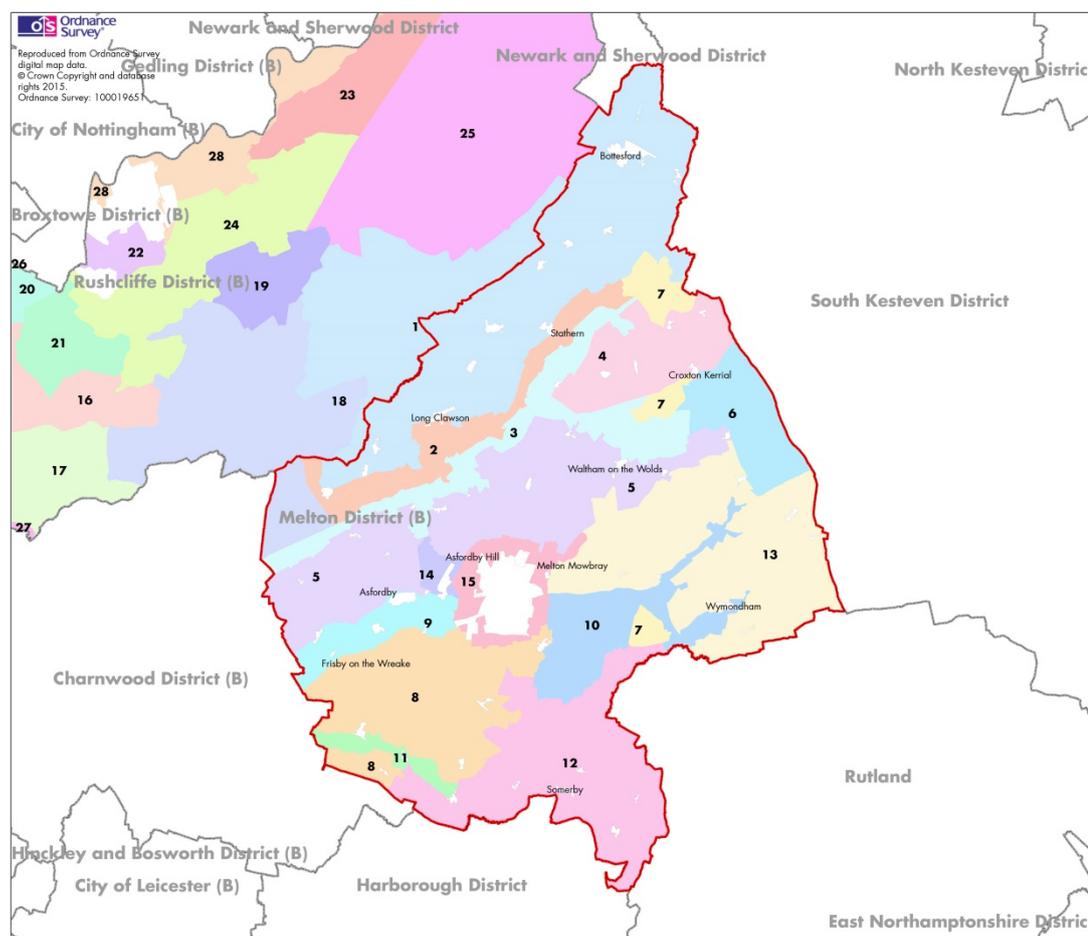


Figure 3.3 Landscape Character Units (2014)

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

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

Table 3.1 Landscape character context

<b>Settlement</b>	<b>Borough Landscape Character Areas (MBC LCA, 2006)</b>	<b>Landscape Character Units (Melton and Rushcliffe Landscape Sensitivity Study)</b>
<b>Ab Kettleby</b>	4. Wolds Top 7. Village Pastures	3. The Leicestershire Wolds: Dalby to Belvoir Wolds 5. The Leicestershire Wolds: Ragdale to Saltby Wolds
<b>Gaddesby</b>	7. Village Pastures 11. Pastoral Farmland 14. Gaddesby Valley	8. High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland 11. High Leicestershire Hills: Gaddesby Valley
<b>Great Dalby</b>	7. Village Pastures 11. Pastoral Farmland	8. High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
<b>Harby</b>	1. Vale of Belvoir	1. Vale of Belvoir
<b>Hose</b>	1. Vale of Belvoir 7. Village Pastures	1. Vale of Belvoir
<b>Kirby Bellars</b>	11. Pastoral Farmland 12. Wreake Valley	8. High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland 9. The Leicestershire Wolds: Wreake Valley
<b>Old Dalby</b>	3. Wolds Scarp 7. Village Pastures	1. Vale of Belvoir 2. The Leicestershire Wolds: Belvoir Scarp
<b>Queensway</b>	3. Wolds Scarp 7. Village Pastures	1. Vale of Belvoir 2. The Leicestershire Wolds: Belvoir Scarp
<b>Scalford</b>	6. Ridge and Valley 7. Village Pastures	5. The Leicestershire Wolds: Ragdale to Saltby Wolds
<b>Thorpe Arnold</b>	16. Farmland Patchwork 20. Melton Farmland Fringe	13. The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland 15. The Leicestershire Wolds: Melton Farmland Fringe

### **Development scenario for the analysis**

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

### Criteria Definition

- 3.21 A series of criteria have been defined to focus the analysis. The criteria have been informed by the information in the district landscape character assessment and knowledge gained of the area through fieldwork, and have been developed with reference to best practice guidance<sup>13</sup>. They have been applied to the landscape character zones identified for each settlement to determine the susceptibility to change and therefore the zones' sensitivity to development.
- 3.22 The criteria are set out in Table 3.2 overleaf.

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<sup>13</sup> Natural England, 2014, An Approach to Landscape Character Assessment and Landscape Institute and Institute of Environmental Management and Assessment, 2013, *Guidelines for Landscape and Visual Impact Assessment*, 3<sup>rd</sup> Edition ('GLVIA3')

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

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

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



## Landscape value

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

## Landscape Sensitivity Scale and Definitions

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

Table 3.3 Landscape sensitivity definitions

Sensitivity Level	Definition
<b>High (Level 1)</b>	Key characteristics of the landscape are highly vulnerable to the type of change being assessed, with such change likely to result in a significant change in character.
<b>Medium to high (Level 1 to 2)</b>	Many of the key characteristics of the landscape may be vulnerable to the type of change being assessed, with such change likely to result in a potentially significant change in character. Considerable care will be needed in locating and designing change within the landscape.
<b>Medium (Level 2)</b>	Some of the key characteristics of the landscape may be vulnerable to the type of change being assessed. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care may be needed in locating and designing change within the landscape.
<b>Medium to low (Level 2 to 3)</b>	The majority of the landscape characteristics are less likely to be adversely affected by change. Although change can potentially be more easily accommodated, care would still be needed in locating and designing change in the landscape. There is an opportunity to create and plan/design for new character.
<b>Low (Level 3)</b>	Key characteristics of the landscape are less likely to be adversely affected by change. Change can potentially be more easily accommodated without significantly altering character. Sensitive design would still be needed in relation to accommodating change in the landscape. There is an opportunity to create and plan/design for new character.

### **Development of landscape guidance**

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

### **Protected Open Areas and Local Green Spaces Assessment**

- 3.26 The Melton Local Plan 1999 designates a number of sites across the borough as Protected Open Areas (POA). These sites form the starting point for the assessment. Whilst MBC was working on the Local Development Framework for the borough, communities were engaged to review or recommend sites which they felt should be considered as new POAs. All of these sites are assessed within Part 1 of this study. In addition to these sites, the Local Plan Issues and Options Consultation provided the opportunity for the public to put forward sites for consideration as POA or Local Green Spaces (LGS). As part of the field survey, further candidate sites were also identified by the assessor and included in the assessment.
- 3.27 All of these sites were assessed in Part 1 of this assessment. The range of candidate sites is extensive and based mainly on sites put forward by local people. Inevitably more sites will be suggested in the future, and this report provides a framework for future assessment beyond this Local Plan period and for Neighbourhood Plans.
- 3.28 The requirements of Part 2 of this study is to consider an additional proposed site for designation as a Local Green Space, in line with the National Planning Policy Framework (NPPF).
- 3.29 The study evaluates the identified sites against the following assessment criteria (table 3.5 overleaf). The criteria are based on the requirements for Local Green Space designation set out within the NPPF.
- 3.30 The study aims to identify if the proposed site should be designated as a Local Green Space. The study also establishes appropriate policy recommendations to safeguard important spaces within settlements, as summarised in figure 3.4 (full reference in Appendix B).

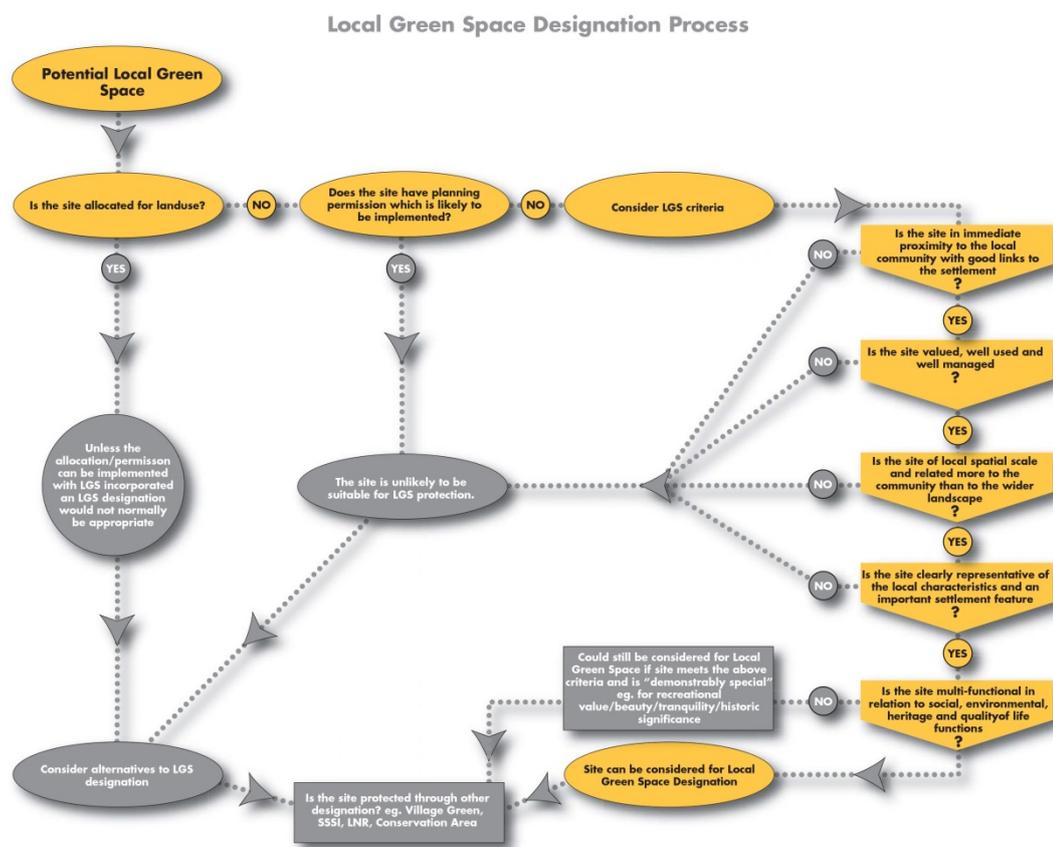


Figure 3.4 Local Green Space Designation

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

Table 3.4 Strategy definitions

<b>Proposed strategy</b>	<b>Definition</b>
<b>Conserve</b>	Preserve important character and features, and protect them from loss or harm. Sites should be positively managed to maintain their condition, and preserved as they are – as recognised for their particular features and function in relation to the criteria (table 3.5).
<b>Reinforce</b>	Retain and strengthen the important character and features, and emphasise their presence. Sites should be maintained and safeguarded through a suitable management approach, with regard to their key characteristics and function. Make more robust in relation to the criteria (table 3.5).
<b>Enhance</b>	Develop the character and features, to create a stronger identity. Sites should be improved in order to increase their quality and value. Advance the function of the site in relation to the criteria (table 3.5).
<b>Manage</b>	Retain the existing use and appearance; continue with appropriate maintenance. Use of the site would be controlled through relevant policy.

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

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

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

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

### **Field survey**

- 3.34 The assessment criteria for the three outputs were tested and confirmed at the relevant location and used to capture information for the report through field survey by qualified and experienced Landscape Architects including Chartered Members of the Landscape Institute (CMLI). Field visits in association with Part 2 of the study were carried out in June and July 2016. Example field survey pro formas are set out at Appendix A.

### **Analysis**

- 3.35 The findings of the analysis are presented in section 4.

### **Caveats associated with the use of the work**

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

## 4 Assessment

- 4.1 This section presents the assessment of the identified settlements in relation to the three spatial outputs.
- 4.2 For clarity and ease of reference, and so that patterns can be discerned between the different outputs to inform future spatial planning, the assessment has been presented as a series of fully integrated spatial portraits or area profiles for the settlements, as follows:
- Group 1 Settlements: Those which are covered by all three spatial outputs e.g. Areas of Separation, Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas;
  - Group 2 Settlements: Those covered by two out of the three spatial outputs;
  - Group 3 Settlements: Those represented by just one output (Protected Open Areas only).
- 4.3 Assessment findings are presented in relation to each of these three groups, in the remainder of this section.
- 4.4 It should be noted that the assignment of settlements to the three groups has altered from those identified in Part 1, due to additional spatial outputs being assessed for the settlements identified in paragraph 1.28 above. The amendments are as follows:
- Old Dalby becomes Group 1, from Group 3;
  - Queensway becomes Group 1, from Group 3;
  - Great Dalby becomes Group 1, from Group 2;
  - Hose becomes Group 1, from Group 2;
  - Kirby Bellars becomes Group 1, from Group 2;
  - Scalford becomes Group 1, from Group 2;
  - Ab Kettleby becomes Group 2, from Group 3;
  - Gaddesby becomes Group 2, from Group 3;
  - Harby becomes Group 2, from Group 3;
  - Thorpe Arnold becomes Group 2, from Group 3.

## **Group 1 Settlements:**

- 4.5 Settlements covered by all three spatial outputs i.e. Areas of Separation (AOS), Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas (POA). NB. Where applicable the AOS and POA were assessed in Part 1 of this Study.
- Great Dalby
  - Hose
  - Kirby Bellars
  - Old Dalby
  - Queensway
  - Scalford

## Great Dalby

### Assessment of Areas of Separation

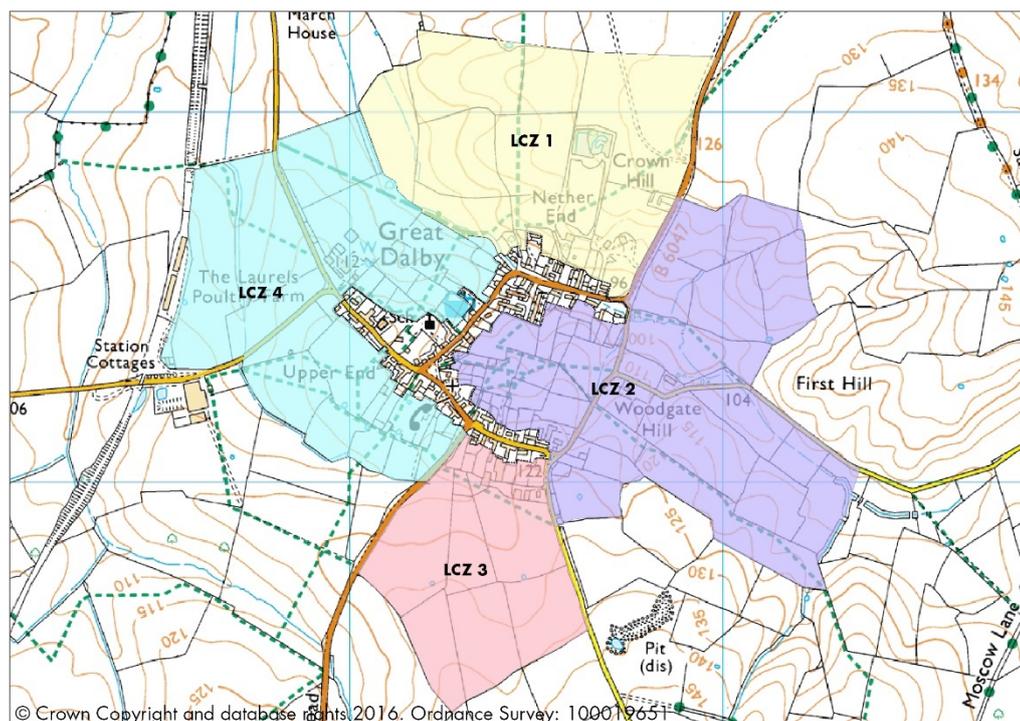
#### Melton Mowbray – Great Dalby

- 4.6 This Area of Separation was assessed within Part 1<sup>14</sup> and recommended as **not required**.

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



<sup>14</sup> Paragraphs 4.24 to 4.26

## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees"</i></p> <p><u>Area 11: Pastoral Farmland:</u> <i>"A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well managed, with diverse field shapes and sizes, good hedges and scattered trees."</i></p>	<p><u>LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland:</u></p> <ul style="list-style-type: none"> <li>• Gently rolling topography;</li> <li>• Well managed pastoral landscape;</li> <li>• Scattered farmsteads;</li> <li>• Thick stock proof hedges;</li> <li>• Broad scale;</li> <li>• A pattern of medium scale regular and irregular shaped fields;</li> <li>• Scattered hedgerow trees but limited woodland.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Great Dalby North



Looking south from Dalby Road towards the northern edge of Great Dalby

<b>LCZ 1: Great Dalby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The northern edge of Great Dalby is well integrated by contours and surrounding vegetation. Built form along this edge is not visible from within the surrounding landscape. Built form is glimpsed on the footpath approach to the village from the north, set within surrounding vegetation. Given the integrated, vegetated character, the existing settlement edge is defensible and sensitive.
<b>Topography and skylines</b>	The topography of the LCZ fringe is characterised by moderately steep contours that rise away from the village to the north, to the gently undulating plateaued landscape of the wider LCZ. The contours form a clear limit to the settlement extents and have some susceptibility to change. Skylines are predominantly undeveloped, with scattered settlement and vegetation seen in longer views to the north. Open skylines with limited vegetation within the plateaued landscape are susceptible to change.
<b>Landscape scale and pattern including cultural pattern</b>	A simple, relatively large scale landscape exists across much of the LCZ. A medium to large scale irregular field pattern of mixed agriculture (pasture and arable cultivation) is overlaid on simple landform undulations. The fringe itself is more complex and smaller in scale by virtue of the steeper contours, smaller scale enclosure pattern and vegetation around the settlement edge, which is more susceptible to change than the wider LCZ.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple agrarian landscape of essentially rural character, with some intrusion from land use on the former airfield to the north. The fringe landscape retains historic, more intimate field patterns in part, although has been altered by more recent development in places. This is a moderately complex settlement fringe that has some susceptibility to change.
<b>Views, visual character and intervisibility</b>	Expansive and sensitive views are available across much of this simple, open landscape and are susceptible to change. Views become more enclosed in proximity to the settlement edge by virtue of the contours and surrounding vegetation, with little intervisibility with the surrounding landscape and village features.
<b>Overall landscape</b>	Overall landscape sensitivity of this LCZ fringe to residential

<b>LCZ 1: Great Dalby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>sensitivity: Judgement and comment</b>	development is <b>medium to high</b> , by virtue of the varied landscape pattern associated with the intimate scale of the rising contours adjacent to the settlement edge and partly intact enclosure pattern. There is variation in this judgement, between the large field pattern and more exposed landscape with expansive views to the north and more intricate pattern and small scale landscape with enclosed views to the south. The contours and vegetation to the south of the LCZ form the setting of the settlement and the skyline is undeveloped. The intricacy of landscape scale and pattern adjacent to the settlement would be sensitive to extensive development. The existing edge of the settlement is generally not prominent.

### **Landscape guidance/principles in relation to development**

4.9 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is limited opportunity to site residential development within this LCZ – development that encroaches up the slopes toward the plateau would become prominent and alter the undeveloped skylines, and should be avoided;
- Any development should be small scale and well integrated on the lower slopes and within the existing vegetation pattern, in keeping with the loose settlement edge;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### **LCZ 2 Great Dalby East**



Looking northeast from the central pastures within Great Dalby towards Nether End

<b>LCZ 2: Great Dalby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well integrated settlement edge that follows the line of the road through the village. Settlement predominantly backs onto the landscape, and is buffered by vegetation. Modern development is visible on the northern edge, extending up the

<b>LCZ 2: Great Dalby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	contours into the central pasture area. The exposed edge offers mitigation and enhancement potential. The aspects where a better integrated settlement edge persists, due to structural vegetation associated with field boundaries and garden vegetation, would be more sensitive by virtue of their existing integration. Settlement is barely distinguishable from the eastern part of the LCZ, beyond the road.
<b>Topography and skylines</b>	An undulating landscape associated with the small tributary valleys extending across the landscape to the east. Landform gently slopes down from the southern arm of the village to the northern arm, across this LCZ. Skylines are well treed and enclosed, with localised development intrusions within the western part of the LCZ.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale, irregular field pattern that establishes a level of intimacy, particularly in the western part of the LCZ. The smallest scale field patterns generally lie in close proximity to the settlement edge. Tributary watercourses and associated riparian vegetation and landform are apparent, adding interest, texture and variation to the landscape pattern as well as contributing to the intricate landscape. Historic ridge and furrow field systems are evident beneath pasture fields in places, particularly to the east. These and the small scale enclosures would be susceptible to change arising from residential development, due to potential for impact upon their legibility.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	Small scale fields are defined by a partially intact hedgerow pattern, which is subdivided by post and wire fences to define grazing paddocks. An essentially rural, tranquil landscape experience is imparted by the interplay of land cover, land management and land uses. This tranquillity would be susceptible to change arising from residential development. Historic enclosure patterns have been altered in part (in the western part of the LCZ) through change of land use and management associated with residential properties along the roads.
<b>Views, visual character and intervisibility</b>	Views are varied, from being enclosed by field boundary vegetation to being more long ranging from upper slopes particularly looking north across the narrow valley landscape. There is intervisibility with the adjacent LCZ 1 to the north. Views in the western part of the LCZ are generally more enclosed than those in the east (beyond the road).
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium to high</b> , due to the contained nature of the field pattern and predominantly well integrated settlement edge within the tranquil, intimate landscape. It is recognised that there are areas of higher sensitivity, particularly to the east of the road by virtue of the more intact landscape with evident ridge and furrow systems and the more intricate valley landscape, where development would impact on the integrity of such features.

## Landscape guidance/principles in relation to development

4.10 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The LCZ has a strongly rural, mostly intact character that any development coming forward should have regard for in its design and layout;
- Large scale development is not appropriate in this small scale landscape and any development should have consideration of its potential visibility from adjacent LCZs and wider surrounding landscape, by incorporating suitable landscape proposals to reduce prominence on the built edge;
- The existing settlement edge is not prominent by virtue of surrounding landform and vegetation, and is only apparent when in close proximity, in the west of the LCZ. Any development should be of an appropriate scale, contained by existing landform and landscape features, and should not encroach on the character of the more intact, undulating landscape to the east;
- There is opportunity to better integrate the northern fringe of the LCZ through sensitively designed development in proximity to existing properties on the settlement edge and through an appropriate mitigation strategy that contributes to the local vegetation pattern;
- Development should contribute to a gradation of density to the outer edge of the settlement and should not detract from the existing positive route through the village from the B6047 and Melton Lane;
- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern including ridge and furrow, and the riparian features of the landscape as part of a local green infrastructure network that links with existing spaces in the village;
- Given the interface with the wider tranquil landscape, lit settlement edges should be avoided as far as possible.

### LCZ 3 Great Dalby South



Looking north from the public footpath towards the southern settlement edge

<b>LCZ 3: Great Dalby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and</b>	A generally well integrated settlement edge by virtue of the surrounding contours, field boundary vegetation and agricultural land uses that create a porous edge. Farm units are occasionally

<b>LCZ 3: Great Dalby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>enhancement potential</b>	glimpsed but do not stand out in the LCZ. A simple, loose, relatively defensible and well-defined settlement edge that would be susceptible to change.
<b>Topography and skylines</b>	A gently undulating landscape that rises gradually south away from the village, where contours become wider. Landform in proximity to the settlement edge contributes to the integrated edge. Skyline character is generally undeveloped and influenced by strong lines of hedgerow trees across the landscape.
<b>Landscape scale and pattern including cultural pattern</b>	A medium to large scale field pattern, increasing in scale as it rises up the slopes to the south. The hedgerow pattern frames an agricultural landscape of simple character. Hedgerows, hedgerow trees and roadside vegetation add texture to the simple, pastoral landscape. These characteristics would, in the main, not be unduly susceptible to change arising from residential development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple landscape of relatively muted colour palette and low levels of textural variation, but one of essentially rural, lightly settled character – the only settlement influences are agricultural units on the edge of the settlement and telegraph poles and wires through the LCZ. As such, the landscape has a tranquil, isolated character which would be susceptible to change.
<b>Views, visual character and intervisibility</b>	Views are often framed and filtered by intervening hedgerows. Views in proximity to the settlement edge are contained by topography and intervening vegetation. Longer views from the south of the LCZ are of a lightly settled landscape containing a variety of features including dispersed church spires, but the settlement is not distinguishable. Such views are an important part of the settlement's setting and identity, and are therefore sensitive to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is judged to be <b>medium</b> . This is due to the medium landscape scale and relative simplicity of the landscape pattern, balanced against the strong rural character and existing defensible settlement edge.

### Landscape guidance/principles in relation to development

4.11 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Small scale development that responds positively to the integrated settlement edge could be appropriate, provided that it is drawn close to the existing settlement boundary, making use of low/long rooflines and a simple/muted materials palette to reduce visual impacts/intrusion into the unsettled landscape;
- Any development brought forward in this LCZ should seek to enhance and reinforce the native hedgerow and field boundary landscape structure in order to assimilate it into the wider landscape and connect with surrounding landscape features;

- The existing settlement edge is not prominent in the approaches from the south by virtue of surrounding landform and vegetation, and is only apparent as one passes through, along the Melton Lane and Thorpe Satchville Road. Any development should be of an appropriate scale, contained by existing landform and landscape features, and should not encroach on the character of the open, undulating landscape to the south;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

## LCZ 4 Great Dalby West



Looking southeast from the bridleway junction with Kirby Road towards the western edge of Great Dalby

<b>LCZ 4: Great Dalby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well integrated settlement edge, with the entrance to the village along Kirby Road defined by agricultural buildings. Modern properties at the northern end of Top End are visible from the south, standing out above the contours and intervening vegetation. Properties along the south side of Top End are visible between vegetation on the ridge setting of the northwest village extents but do not define the landscape character. Properties in the centre of the village are visible from the northern part of this LCZ but are not conspicuous in the landscape. The village is seen as a well treed settlement that is integrated within the contours of the landscape. It is a mostly compact, clearly defined settlement by virtue of the surrounding landform and vegetation.
<b>Topography and skylines</b>	Undulating topography that rises up, out from the valley setting of the village to the north, south and west. With the exception of individual properties on the settlement fringe, skylines across this landscape are undeveloped. This characteristic would be extremely susceptible to change.
<b>Landscape scale and pattern including cultural pattern</b>	A simple, relatively large scale irregular field pattern under both pastoral and arable cultivation and bound by hedgerows and occasional tree blocks, particularly associated with the village edge and riparian features. These features, and ridge and furrow field systems in closest proximity to the settlement edge would be susceptible to change due to the potential for development to adversely impact on their legibility. Smaller scale enclosure characterises the settlement fringe in the northern part of the LCZ, in relation to the historic core and the church. This more intimate landscape has a greater susceptibility

<b>LCZ 4: Great Dalby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	to change associated with development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A generally intact, simple, open landscape of muted colour palette. The northern part of the LCZ, between Main Street and Top End offers greater textural variety by virtue of linear hedgerow features and trees around the built settlement edge. Although some modern settlement intrusion is apparent (exposed new edge properties and large barns) other aspects contribute to a distinctly rural landscape experience (small red brick properties, riparian vegetation, ridge and furrow). Overall this is a landscape of variable susceptibility to change in relation to aesthetic qualities.
<b>Views, visual character and intervisibility</b>	A contained visual character associated with the historic edge to the north of the LCZ, due to sloping landform and robust hedgerow network. There is, however, a more open visual character to the LCZ by virtue of the undulating, rolling landform and expanded landscape scale/simplicity of landscape pattern beyond the settlement parameters. This would be susceptible to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is judged to be <b>medium to high</b> , due to the variation in landscape pattern from intact and intimate enclosure associated with the historic edge to a more open, but still intact enclosure pattern to the south and west. The settlement edge is relatively well integrated by the landform and is sensitive to expansion, particularly south across the sloping landform.

### Landscape guidance/principles in relation to development

4.12 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The LCZ has a strongly rural, mostly intact character that any development coming forward should have regard for in its design and layout;
- Any development brought forward should be of a small scale and should have consideration of its potential visibility from adjacent LCZs and wider surrounding landscape, by incorporating suitable landscape proposals to reduce prominence on the built edge;
- Due to the open aspect of the LCZ to the south and the well-established settlement edge on the ridge of Top End, development should be avoided in the southern part of the LCZ;
- Small scale development in proximity to the settlement edge could be accommodated within the more visually enclosed part of the LCZ, between Main Street and Top End, but should have regard for the intact enclosure pattern and potential visibility from the surrounding area and intervisibility with the church;
- Development should contribute to a gradation of density to the outer edge of the settlement and should not become conspicuous / out of character with the valley location of the village;

- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern including ridge and furrow, and the riparian features of the landscape as part of a local green infrastructure network that links with existing spaces in the village;
- Given the interface with the wider tranquil landscape, lit settlement edges should be avoided as far as possible.

## Hose

### Assessment of Areas of Separation

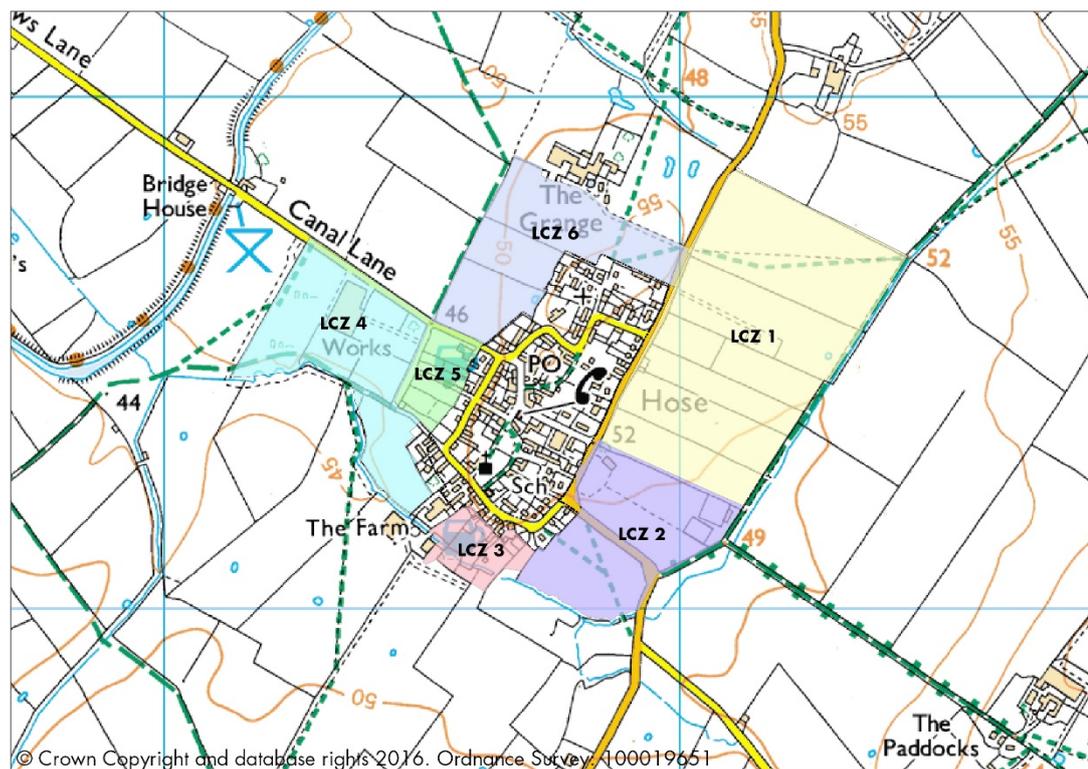
#### Hose – Long Clawson

- 4.13 This Area of Separation was assessed within Part 1<sup>15</sup> and recommended as **not required**.

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



<sup>15</sup> Paragraphs 4.119 to 4.121

## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 1: Vale of Belvoir:</u> <i>"An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham Canal, punctuated by nucleated villages with prominent church spires".</i></p> <p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees".</i></p>	<p><u>LCU 1: Vale of Belvoir:</u></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
	<p>distinctive;</p> <ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Hose Northeast



Looking southwest towards Hose, from a public bridleway on rising landform to the north

<b>LCZ 1: Hose Northeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	This is an exposed settlement edge, with outward looking built form along the western side of Harby Lane. The settlement boundary is defined by the road and the landscape to the east of this opens up, across fields within the vale landscape. A fairly positive approach to the village along Harby Lane, whereby properties are set back from the road, with garden frontages that soften the transition to the open countryside of the LCZ. The built edge is visible from the surrounding landscape, and assimilated by boundary hedgerows and domestic planting.
<b>Topography and skylines</b>	Low-lying, flat topography associated with the wider valley landscape that extends east from the village. Skylines are undeveloped and defined by woodland and scattered vegetation along the ridgeline to the east (extending north-south).
<b>Landscape scale and pattern including cultural pattern</b>	The LCZ is part of a large scale landscape associated with the wider vale that extends north, south and east. The LCZ is defined by a medium scale, rectilinear, historic field pattern created by intact, mature hedgerows containing areas of ridge and furrow field systems. Development on this fringe is more recent, and has extended to the limits of the road, in line with the historic core to the south.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A clearly rural landscape that is visually connected with the remote, tranquil character of the wider vale. There is some intrusion from local roads and nearby farm workings. Strong physical and visual connection to the wider expansive landscape that is well treed with scattered agricultural built form. A simple, open landscape with few susceptible features. The well treed character of the village is apparent, and filters through to the settlement edge of the LCZ.
<b>Views, visual character and intervisibility</b>	The LCZ has a very open visual character that is susceptible to change from development. There is a high level of intervisibility

<b>LCZ 1: Hose Northeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	with the surrounding vale and rising, wooded ridgeline to the east. There is little intervisibility with the settlement, limited to the linear edge, and no prominent features in views.
<b>Overall landscape sensitivity: Judgement and comment</b>	A <b>medium to high</b> overall landscape sensitivity, primarily due to the open visual character and degree of intervisibility with the surrounding vale landscape and associated dispersed settlement character. A well defined settlement edge that follows the line of the road and historic settlement edge. The historic field pattern and features are susceptible to residential development.

### Landscape guidance/principles in relation to development

4.16 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Development would be best avoided along this settlement fringe due to the open visual character and relationship to the vale and dispersed/isolated settlement character, and the susceptibility of the intact historic farming landscape;
- The settlement edge is prominent in the landscape, with built form set amongst trees. It is well treed and assimilated into the vale landscape. The LCZ has limited ability to accommodate development without adversely affecting the character of this rural edge;
- Any development should be small scale and in proximity to the existing settlement edge, following the line of the road and not sprawling across the flat, exposed landscape;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 2 Hose Southeast



Looking north across enclosed meadow on the southern extent of the village, from the public footpath towards the settlement edge

<b>LCZ 2: Hose Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge</b>	A positive approach to the village from the south along Hose Lane, whereby a gateway approach is created by the loose layout of

<b>LCZ 2: Hose Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>character, mitigation and enhancement potential</b>	built form on this edge combined with robust roadside hedgerows. The built edge is generally well assimilated by existing vegetation patterns on this edge. Some modern development is more conspicuous to the south of the road. Older properties are better integrated by mature trees along the roadside and through the gardens.
<b>Topography and skylines</b>	Low-lying, flat topography associated with the wider valley landscape that extends east from the village. Views are of a lightly settled landscape and treed skyline. Skylines are undeveloped and defined by woodland and scattered vegetation along the ridgeline to the east (extending north-south).
<b>Landscape scale and pattern including cultural pattern</b>	A simple rectilinear field pattern that has been eroded in part by the recreational use of the fields on the north of the road. Medium scale fields with evidence of ridge and furrow landscape. The field pattern is well contained by hedgerow boundaries and riparian planting along the southern edge of the LCZ.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple rural landscape. There is limited perception of the settlement, which contributes to a tranquil landscape, which would be susceptible to change in these terms. The intactness of the LCZ and sense of rural character are susceptible to change arising from residential development. It is a tranquil landscape that has few intrusions.
<b>Views, visual character and intervisibility</b>	Due to the open vale character there are instances of prominent views out of the settlement and intervisibility with the vale landscape and ridgeline to the east. Expansive views are sensitive to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	A <b>medium to high</b> overall landscape sensitivity due to the partially open visual character, with a level of containment established by the existing riparian vegetation. A degree of intervisibility with the surrounding vale landscape and associated dispersed settlement character combined with the simple field pattern. A generally well integrated, historic settlement edge that creates a positive approach to the village.

### Landscape guidance/principles in relation to development

4.17 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the partly exposed character of the landscape and intervisibility with the vale, the ability to accommodate residential development on this edge is limited;
- The existing settlement edge is generally well integrated in views across the expansive, low-lying vale landscape of the LCZ. It is occasionally prominent particularly in relation to modern development to the south of the road. There is a positive, gateway approach to the village from the south;
- There is potential to accommodate very small scale development in the southern part of this LCZ, in proximity to the settlement edge and contained by landscape features. Any

development brought forward at this settlement fringe should have consideration of the existing edge character and offers opportunity to better integrate the southern edge through appropriate landscape treatment and enhance the gateway approach;

- The historic entrance to the village is apparent in this LCZ. Any development should achieve a gradation of density on this settlement fringe and should not detract from the positive approach to the village;
- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern as part of a local green infrastructure network that links with existing spaces within the village;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 3 Hose South

<b>LCZ 3: Hose South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	This is a well integrated historic edge by virtue of the flat topography combined with riparian vegetation along the brook that provides a defensible settlement boundary. Built form is not prominent and this landscape is dominated by the surrounding vegetation.
<b>Topography and skylines</b>	Low-lying flat topography associated with the watercourse that runs through the area and wider vale landscape. Views are of a treed landscape. Longer views towards the vale and ridgeline beyond, are of treed skylines.
<b>Landscape scale and pattern including cultural pattern</b>	This is a very small scale, tight landscape associated with rear gardens and paddocks. Historic enclosure patterns are partly intact, associated with rear gardens and paddocks that have been altered overtime. There is a strong vegetation structure, particularly in relation to the riparian planting along the watercourse that dissects the LCZ. This is an intimate landscape with strong relationship to the linear built form pattern.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A rural, intimate landscape created by the settlement edge and associated pastoral fields with prominent hedgerows that are susceptible to change. A partly tranquil landscape influenced by the settlement edge and horsiculture land use across the LCZ. A loose settlement fringe that is influenced by alterations to residential land use. This is tight landscape in contrast with the wider, open vale landscape that surrounds it, with landscape features that are susceptible to change.
<b>Views, visual character and intervisibility</b>	Properties on this edge are barely visible from the surrounding landscape and there is limited intervisibility with the vale landscape. Views are predominantly contained, with limited views in and out of the LCZ. Surrounding vegetation obscures views into this LCZ, with glimpses only into the private land from Bolton Lane.
<b>Overall landscape</b>	The landscape of this LCZ has an overall <b>medium</b> sensitivity to residential development due to the enclosed visual character by

<b>LCZ 3: Hose South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>sensitivity: Judgement and comment</b>	virtue of surrounding vegetation and influence of existing built form. The landscape features including riparian planting and historic hedgerow boundaries and enclosure pattern, and the small scale, intimate landscape patterns are susceptible to change. The existing planting establishes a defensible limit to the settlement.

### **Landscape guidance/principles in relation to development**

4.18 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Although the LCZ has a strong relationship to the settlement, the intricate and intact enclosure pattern is sensitive and susceptible to development footprints;
- The existing settlement edge is well integrated and not prominent in views from the surrounding landscape. Any development brought forward in this LCZ should be contained by existing landscape features and contours;
- Any development should be small scale and well integrated. It should seek to maintain the loose, integrated settlement edge, linked with green space provision and the local footpath network and historic landscape;
- The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge in this location.

### **LCZ 4 Hose Far West**



Looking south into the former works site from Canal Lane

<b>LCZ 4: Hose Far West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and</b>	The settlement fringe is generally well integrated by virtue of surrounding riparian vegetation. Glimpses of modern properties

<b>LCZ 4: Hose Far West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>settlement edge character, mitigation and enhancement potential</b>	are achieved between trees from the footpath along the watercourse. Larger properties are prominent in the local landscape but not from the wider area. A large works unit is located in the northern part of this LCZ and is conspicuous in part.
<b>Topography and skylines</b>	This is a flat valley landscape that extends northwest towards the canal. Skyline character is largely undeveloped. The large works unit is occasionally conspicuous within the LCZ, breaking the skyline. Trees dominate the skylines within the local landscape.
<b>Landscape scale and pattern including cultural pattern</b>	There is an overriding small scale landscape pattern adjacent to the settlement edge, which has been created by alterations to the larger scale field pattern that is prevalent in the surrounding valley. The former works and adjacent agricultural development has eroded the character of the LCZ in part. Legibility of the intact landscape elements including riparian and intact hedgerow vegetation are susceptible to change. Historic enclosure patterns and features have been altered by modern development and the sensitivity of this landscape to residential development is low.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is an essentially rural and lightly settled landscape. The tranquillity of the landscape has been partly eroded by agricultural and former light industrial land uses across the southern field extent and along Canal Lane respectively. Allotments also form part of the landscape along Canal Lane. It is a generally contained landscape by virtue of riparian planting and scrub across the industrial site. Legibility of the historic pattern has been eroded and there is opportunity for enhancement of this landscape.
<b>Views, visual character and intervisibility</b>	Views are predominantly contained within the LCZ by surrounding vegetation. Hedgerow and tree planting along the boundary to the Grantham Canal obscures views into the LCZ from the tow path and restricts views out to the expansive landscape beyond. Hedgerows and trees along Colston Lane also restrict visibility across the area. There is an overall enclosed visual character with low susceptibility to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	The landscape of this LCZ has an overall <b>medium to low</b> sensitivity to residential development due to the enclosed visual character by virtue of surrounding vegetation and fragmented landscape character due to the influence of recent land uses. There are areas of higher sensitivity, such as the more open field adjacent to the watercourse and settlement edge in the south of the LCZ. The landscape features including riparian planting and historic hedgerow boundaries and enclosure pattern, and the small scale, intimate landscape patterns are susceptible to change. The existing planting establishes a defensible limit to the settlement.

### Landscape guidance/principles in relation to development

- 4.19 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the contained character and eroded landscape pattern, there is opportunity to locate appropriately designed residential development in this LCZ;
- Well integrated development could be achieved in the northern part of this area (former works site) without fundamentally altering the perception of Hose as a compact settlement in the expansive vale landscape, through locating development on the lower landform and within the well treed landscape;
- Development in the southern part of the LCZ would be more constrained by landscape features and should have regard for the potential prominence of the built edge;
- Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision that should also provide links to the village core;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 5 Hose West



Looking north along an access track along the western edge of LCZ 5

<b>LCZ 5: Hose West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A well-integrated edge by virtue of surrounding vegetation in the flat landscape. The built form on this edge is not prominent in the landscape and not visible until in close proximity to the edge. Built form in adjacent LCZs is evidence of the settlement in this location.
<b>Topography and skylines</b>	Flat topography associated with the settlement location within the valley landscape. Skylines are influenced by surrounding built form, including red brick properties and the large works unit to the north and trees through the settlement area. Beyond the LCZ, skylines are generally undeveloped.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale landscape with a level of intimacy created by the intact hedgerow boundaries and established tree planting associated with the residential and remnant agricultural properties and historic enclosure patterns. This landscape contrasts with the medium to large scale fields that extend north of the village. Historic enclosure patterns are evident but have been eroded by

<b>LCZ 5: Hose West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	domestic planting and limited management of parts of the landscape.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is a rural and generally tranquil, lightly settled landscape edge that is influenced by more recent changes to land use through residential ownership of properties and associated spaces. Garden planting has altered the characteristics of the enclosure pattern and reduced the legibility of these elements. The edge has a lightly settled character influenced by the historic, loose layout of properties along Bolton Lane with little modern infill.
<b>Views, visual character and intervisibility</b>	Properties on this fringe are barely visible on the approaches to the village from the northwest. Remnant agricultural units are occasionally glimpsed between vegetation. Views within the LCZ are predominantly contained by surrounding vegetation, with some longer views out across the fields to the south. An overall enclosed visual character with no intervisibility with landmarks and adjacent LCZs.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium to high</b> due to the partly intact and small scale landscape character related to this historic edge, balanced with the enclosed visual character and limited intervisibility with surrounding landscape and features. Intricate landscape patterns are susceptible to change.

### Landscape guidance/principles in relation to development

4.20 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Although the LCZ has a strong relationship to the settlement, the intimate and partly intact enclosure pattern is sensitive to development;
- The existing settlement edge is well integrated and not prominent in views from the surrounding landscape. Any development brought forward in this LCZ should be small scale and have regard for existing landscape features and the treed character;
- The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge in this location.

## LCZ 6 Hose North



Looking west along the farm track parallel to the northern edge of Hose, from Hose Lane

<b>LCZ 6: Hose North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	An exposed settlement edge to the north of the village. The existing edge on Hose Lane is conspicuous on the approach to the village from the north and there is potential for development to mitigate this and contribute to a more positive village gateway. Properties along the northwest edge of the village are prominent in the local landscape and there is a degree of enhancement and mitigation potential.
<b>Topography and skylines</b>	Flat landform which has low susceptibility to change. Skyline character is largely undeveloped and views are of large skies associated with the flat topography of the valley landscape. Such skylines are susceptible to change from development. Large agricultural units are occasionally conspicuous in views, particularly those to the north of the LCZ.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale rectilinear field boundary hedgerow pattern frames an agricultural landscape of simple character. Hedgerow trees and occasional tree blocks associated with scattered properties and agricultural buildings create a degree of interest and variety in the otherwise repetitive landscape. These characteristics would, in the main, not be unduly susceptible to change arising from residential development. Some evidence of historic ridge and furrow patterns.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple landscape of relatively muted colour palette and low levels of textural variation. A landscape of essentially rural and lightly settled character. The only settlement influences are the prominent edge of Hose and scattered, isolated properties. As such, much of the landscape has an isolated character that is susceptible to change.
<b>Views, visual character and intervisibility</b>	Views are generally open and expansive, although limited by the flat topography extending north. The existing settlement edge stands out on the approach from the northwest, although the agricultural units to the north are conspicuous and often draw the view. There is limited intervisibility with surrounding landscape features or landmarks which reduces the susceptibility of the open views to change.

<b>LCZ 6: Hose North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium</b> due to the partly intact landscape character with evidence of historic landscape elements within an expansive, open landscape balanced with the simplicity of landscape pattern. The prominent settlement edge offers opportunity for development that would lead to improved integration of built form in this landscape.

### Landscape guidance/principles in relation to development

4.21 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is potential to accommodate small scale, low-density development in proximity to the existing edge and to contribute to a more positive gateway to the village along Hose Lane from the north;
- Any development should achieve a gradation of density to the outer edges, particularly in relation to the northern settlement edge and the village approach;
- Any development in this LCZ should be contained within existing landscape pattern and should not extend beyond the visual boundary created by the existing bridleway and hedgerow to the west of the LCZ;
- Development should take into account the potential prominence of this settlement edge and visibility in the wider vale landscape, through consideration of heights and density of built form and appropriate landscape proposals to retain the soft built edge and integrate the settlement into the valley landscape.

## Kirby Bellars

### Assessment of Areas of Separation

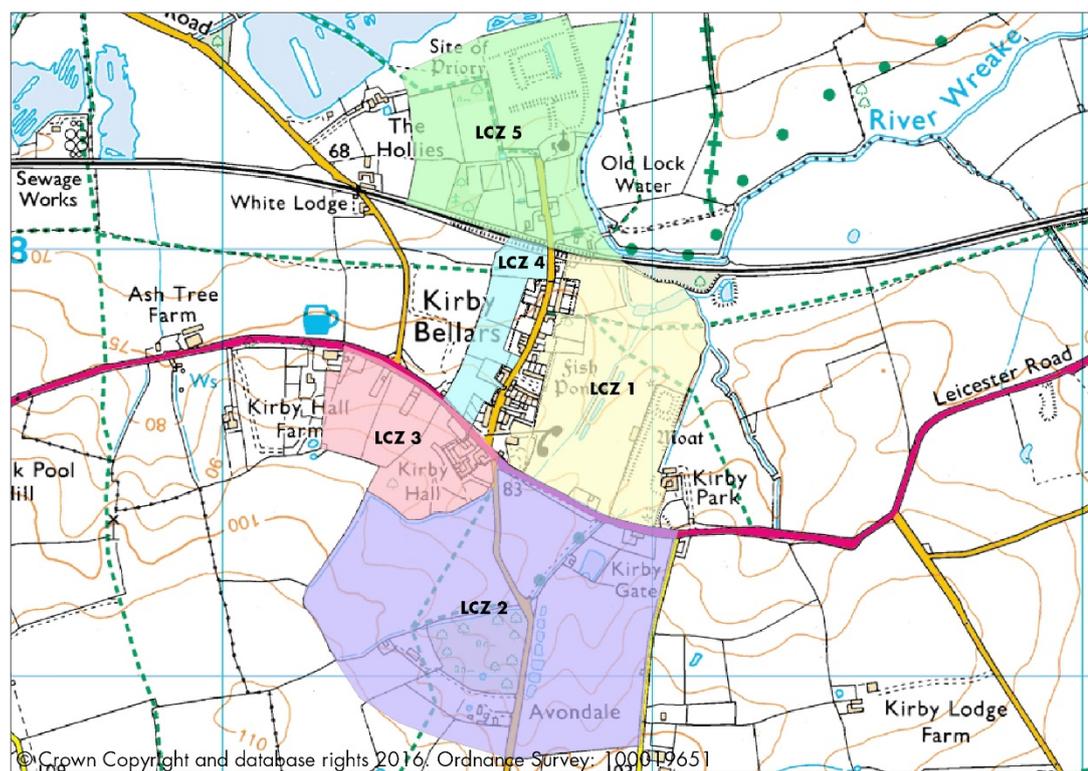
#### Melton Mowbray – Kirby Bellars

- 4.22 This Area of Separation was assessed within Part 1<sup>16</sup> and recommended to **amend**, in line with figure N0318 PLO4-1 in Part 1.

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



<sup>16</sup> Paragraphs 4.20 to 4.22

## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 11: Pastoral Farmland:</u> <i>"A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well-managed, with diverse field shapes and sizes, good hedges and scattered trees".</i></p> <p><u>Area 12: Wreake Valley:</u> <i>"A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge".</i></p>	<p><u>LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland</u></p> <ul style="list-style-type: none"> <li>• Gently rolling topography;</li> <li>• Well managed pastoral landscape;</li> <li>• Scattered farmsteads;</li> <li>• Thick stock proof hedges;</li> <li>• Broad scale;</li> <li>• A pattern of medium scale regular and irregular shaped fields;</li> <li>• Scattered hedgerow trees but limited woodland.</li> </ul> <p><u>LCU 9: The Leicestershire Wolds: Wreake Valley:</u></p> <ul style="list-style-type: none"> <li>• Flat bottomed, east-west oriented river valley with gently sloping sides;</li> <li>• Green wedge running into Melton Mowbray;</li> <li>• String of villages on edge of the valley;</li> <li>• Valley floor worked for sand and gravel and restored to wetland habitat;</li> <li>• Mixed arable and pasture;</li> <li>• Little woodland;</li> <li>• Localised areas with strong rural character;</li> <li>• Widespread features of historical and ecological (particularly wetland) interest.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Kirby Bellars East



Looking west towards the eastern edge of Kirby Bellars from the public footpath between the village and A607

<b>LCZ 1: Kirby Bellars East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A well integrated settlement edge that is established within the contours of the landscape. This is a linear settlement that has developed along Main Street within the historic landscape setting between the former hall and manor house (either end of the settlement). Blocks and lines of trees along field and plot boundaries largely contain the linear settlement fringe, associated with historic land use and landscape patterns. As such it is a sensitive fringe and vegetation forms a natural and defensible edge to the settlement.
<b>Topography and skylines</b>	A gently undulating to flat topography related to the valley of the River Wreake. Local variations and undulating landform associated with historic earthworks. Skylines are mostly undeveloped/open and defined in part by interlaced field boundary and hedgerow vegetation. The settlement of Asfordby Hill is clearly visible in views to the north and there are glimpses of industrial units in views to the east.
<b>Landscape scale and pattern including cultural pattern</b>	A medium to large scale and predominantly open pastoral landscape overlaid upon surviving ridge and furrow field systems and historic earthworks. The pattern is largely intact with some intrusion from the railway line, and includes remains associated with previous settlement and Kirby Hall and its park. The scale, pattern and land use within this area creates an open character that is important to the setting of the settlement edge.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A strongly rural and pastoral landscape that is accentuated by the lightly settled character. A strong historic landscape dimension is apparent with the earthworks and remains of the priory and hall. All of these aspects are important in defining the area's intact, lightly settled character and forming the setting of the settlement fringe.
<b>Views, visual character and intervisibility</b>	An open visual character due to the simplicity of the landscape pattern and open pastoral fields, with relatively strong levels of

<b>LCZ 1: Kirby Bellars East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	intervisibility between historic features, the church and surrounding landform. Towards the edge of the settlement the visual character becomes more contained in part, by virtue of earthworks combined with scattered trees and small tree groups.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>high</b> by virtue of the well-integrated and defined settlement edge, intact historic features and landscape patterns and strong levels of intervisibility between distinctive features. There is some variation in judgement associated with the more enclosed, intimate spaces adjacent to the settlement edge with enclosed views. However, the historic legacy and landscape pattern is susceptible in this LCZ.

### **Landscape guidance/principles in relation to development**

4.25 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is limited opportunity to accommodate development in this LCZ without fundamentally altering the historic character and relationship of the landscape with the historic settlement edge and linear form;
- Due to the sense of separation established by the historic enclosure pattern and tree blocks and boundaries, combined with the sensitivity of this historic landscape, development would be best avoided in this LCZ;
- Any development should be small scale and have consideration of the aforementioned historic legacy and integrated fringe character of the settlement;
- Valued historic features and landscape should be conserved as part of a local green infrastructure network associated with recreational footpaths and historic features.

## LCZ 2 Kirby Bellars South



Looking north across the large, open fields toward the southern edge of the village from a public footpath

<b>LCZ 2: Kirby Bellars South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The road and roadside hedgerow and trees effectively defines the northern settlement parameters. There is a small group of properties to the south of the road, encompassed by trees. Built form is not prominent within this LCZ due to screening by vegetation. The existing settlement fringe has limited influence upon the character. Modern development along the road at the southeast edge of the village is occasionally conspicuous due to the lack of screening along this road edge.
<b>Topography and skylines</b>	A gently sloping, smooth landform that slopes up away from the road to the south. The slopes are gently undulating and rise up between linear hedgerows. Skylines are mostly undeveloped and defined in part by interlaced field boundary and hedgerow vegetation. Scattered properties are visible on the rising contours as part of the lightly settled character, but do not often interrupt skylines.
<b>Landscape scale and pattern including cultural pattern</b>	A large scale and predominantly open arable landscape overlaid upon surviving ridge and furrow field systems that extend south of the village. The field pattern is largely intact with robust hedgerow boundaries. The scale, pattern and land use within this area creates an open character in contrast to the lower lying valley landscape that the settlement is established within.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A rural landscape that has some level of tranquillity, but experiences intrusion from the road that divides the LCZ from the main part of the village. An agricultural character is prevalent due to the large open field structure with scattered farm buildings and associated features. Groups of and individual trees are scattered across the undulating contours and concentrated around buildings.
<b>Views, visual character and intervisibility</b>	A generally open visual character due to the simplicity of the landscape pattern and open arable fields. There is intervisibility between historic features associated with the village such as the church spire and trees that define the linear settlement, seen in views north from the rising landform of the LCZ. The linear form of the village is evident in expansive views from within the LCZ, in which other settlement features are also visible.
<b>Overall landscape sensitivity: Judgement</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to high</b> by virtue of the well integrated and defined settlement edge, the rising contours of the LCZ that rise up from the

<b>LCZ 2: Kirby Bellars South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>and comment</b>	settlement edge and expansive open views that contain village landmarks. The LCZ is largely separated from the settlement due to the road and associated vegetation, and has little connection with the village.

### Landscape guidance/principles in relation to development

4.26 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the level of separation from the existing village it would be difficult to appropriately accommodate residential development in this open, exposed landscape without fundamentally altering the linear, contained character of the village by introducing prominent built form on this settlement fringe;
- Any development should be small scale and concentrated on the lower slopes in association with existing built form, and should contribute to a positive gateway to the settlement;
- Seek to conserve the historic features on this fringe and enhance links with the footpath network as part of a green infrastructure network through and around the village.

### LCZ 3 Kirby Bellars Southwest



Looking southeast along the A607 and across paddocks to the south of Kirby Bellars

<b>LCZ 3: Kirby Bellars Southwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The southern extent of the village is within this LCZ to the south of the A607, which separates the village into two parts. The southern extent comprises of the old hall (now apartments) and terraced cottages with woodland planting encompassing the southern edge and containing the built form. Individual properties are scattered along the road to the west. There is no distinctive village gateway or positive approach to the settlement from the west. This has been eroded through scattered development and changes to land use

<b>LCZ 3: Kirby Bellars Southwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	over time. The hall does not stand out as a historic feature.
<b>Topography and skylines</b>	A gently undulating landscape that slopes up to the south, away from the road and settlement fringe. Skylines are varied; generally undeveloped to the south with scattered trees punctuating the ridgeline. The skyline to the north is characterised by the ridgeline on the opposite side of the Wreake valley, punctuated by the church spire and scattered vegetation.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale pastoral landscape overlaid upon surviving ridge and furrow field systems that extend south and west of the village as far as Frisby on the Wreake. The field pattern is largely intact with robust hedgerow boundaries. The scattered properties along the road have been established within this field system, on the lower contours adjacent to the road. Tree planting around the southern extent of the village establishes a naturalised limit to the settlement, providing visual and physical connection with the hedgerows through this LCZ.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A rural landscape that has some level of tranquillity, but experiences intrusion from the road and adjacent farming practices on the settlement edge. It is clearly a landscape that has been altered by changes to land use. It is a relatively tight landscape in contrast to the expansive character of the landscape stretching north into the valley and up the slopes to the south.
<b>Views, visual character and intervisibility</b>	A partly enclosed visual character due to the contours and small scale field pattern contained by robust hedgerows. There is limited intervisibility with historic features associated with the village; the church spire occasionally breaks the skyline. Expansive views are experienced across the valley to the north. These views contain a variety of features including built form and vegetation.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium</b> due to the poorly integrated edge properties, scattered along the road away from the linear form of the settlement. The LCZ has a generally enclosed visual character with some more expansive views to the south across the road. The rising contours to the south combine with the field boundary vegetation to contain this LCZ on the lower slopes along the road, and contain the southern extent of the settlement.

### Landscape guidance/principles in relation to development

4.27 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- This LCZ is largely detached from the village and any development should be sensitively designed in order to improve the approach to the village and soften the built edge on this road approach;

- There is opportunity to accommodate some sensitively designed development in proximity to the existing properties and southern settlement edge, which would help to better integrate the village extension along the A607;
- Any development in this LCZ should improve the connection between this edge and the village centre;
- Large scale development is not appropriate in this open landscape edge and any development should have consideration of its potential visibility on land rising up out of the settlement, by incorporating suitable landscape proposals to reduce prominence of the built edge. Existing building lines should be taken into consideration in layout design;
- Development should seek to achieve a gradation of development density to the outer edges. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences in this historic landscape.

### LCZ 4 Kirby Bellars West



Looking west across paddocks that extend west from the village from Main Street

<b>LCZ 4: Kirby Bellars West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	This is a generally well integrated, small scale settlement edge assimilated into the wider landscape by virtue of small scale plots and dense boundary hedgerows. Built form has not extended farther west than the single line of properties along Main Street. Small fields to the rear of the properties are contained by a mature, high hedgerow in a north-south direction between the A607 and the railway cutting. In places these paddocks break up the built form along Main Street
<b>Topography and skylines</b>	A generally low lying landscape that gently slopes upwards following the line of the village, from north to south; has little susceptibility to development footprints. The essentially developed and edge influenced skyline formed by the western settlement edge is of relatively low sensitivity to development, due to the presence of such elements. Skylines to the west are undeveloped and more sensitive.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale pastoral landscape overlaid upon surviving historic earthworks and some ridge and furrow that extends west of the village. The field pattern is largely intact with robust hedgerow

<b>LCZ 4: Kirby Bellars West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	boundaries perpendicular to the line of the settlement. The scale, pattern and land use within this area creates an enclosed character in contrast to larger scale field network to the west of the linear hedgerow and across the valley landscape.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A rural landscape created by the small pastoral fields and prominence of hedgerows. A partly tranquil landscape with perception of development related to the settlement edge that reduces the susceptibility to further development. Some intrusion from the railway along the northern boundary. Well connected to the settlement edge.
<b>Views, visual character and intervisibility</b>	An enclosed visual character due to the structure of the field boundary hedgerows that create small fields adjacent to the settlement edge and restrict views to the open landscape to the west. There is intervisibility with existing built form of the village, particularly where paddocks meet the road edge.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to low</b> by virtue of the enclosed visual character, influenced by the existing settlement edge and limited topographical variation. The established hedgerow between the railway and A607 that creates a defensible boundary that screens the existing settlement in wider views. The LCZ is well connected to the settlement with the fields meeting the roadside between properties providing visual and physical connections.

### Landscape guidance/principles in relation to development

- 4.28 The following strategic landscape principles are provided in relation to potential development within this LCZ:
- This LCZ has potential to accommodate some sensitively designed development in relative proximity to the existing settlement edge and contained by the established hedgerow boundaries;
  - Any development should achieve a gradation of density to the outer edges, with consideration of how these landscape elements are experienced in the wider landscape at present;
  - Existing landscape features provide a sense of containment to this settlement edge and reduce the perception of built form in the wider landscape. These features should be retained as part of any development proposals and enhanced as part of an appropriate green infrastructure strategy to create a well integrated edge that links through to the village and historic landscape to the east;
  - Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences in this historic landscape.

## LCZ 5 Kirby Bellars North



Looking north towards the church to the north of the village from the public footpath adjacent to the railway cutting

<b>LCZ 5: Kirby Bellars North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	This LCZ is separated from the main settlement by the railway cutting and associated vegetation. This effectively defines the northern settlement parameters and creates a defensible settlement edge, integrating it with the wider landscape to the north. A small amount of built form extends north of the railway, related to the historic priory settlement and the church. Built form is not conspicuous in this landscape. The church is the prominent built feature on the settlement edge. This landscape is well treed with established gardens around the manor house and tree planting associated with the plant nursery.
<b>Topography and skylines</b>	Essentially flat topography associated with the meandering River Wreake. Local variations and undulating landform associated with historic earthworks extend north of the LCZ. Skylines are mostly undeveloped/open and defined in part by interlaced field boundary and hedgerow vegetation. The settlement of Asfordby Hill is clearly visible in views to the north on the rising landform.
<b>Landscape scale and pattern including cultural pattern</b>	A tight landscape, established within historic enclosure patterns associated with the priory and its grounds, and constrained by the course of the river along the east boundary. The LCZ is enclosed by tree planting along the river course and in blocks associated with the manor house and plant nursery. It is an intricate landscape containing features that are susceptible to change arising from residential development due to the potential impact upon their legibility.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A semi-formal landscape that is primarily experienced from the formal driveway to the manor house and church. Tree planting contains the historic features of the former priory landscape. Strong historic quality and clear sense of time depth with limited development to detract from this quality. There is an overriding rural and tranquil character on this settlement edge associated with the historic land use, which is susceptible to change.
<b>Views, visual character and intervisibility</b>	A largely contained visual character is created by the intact small scale landscape pattern and more recent tree planting associated with the manor house and nursery. This keeps views short within the LCZ. The historic edge where the church is located is more open, which provides intervisibility across the wider landscape,

<b>LCZ 5: Kirby Bellars North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	which is more susceptible to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>high</b> due to the mostly strong sense of detachment from the main settlement area formed by the railway line and distinctive change in distribution of built form and its type. Also by virtue of the historic landscape pattern that persists in this LCZ, related to the former priory landscape and contained by tree blocks.

### **Landscape guidance/principles in relation to development**

4.29 The following strategic landscape principles are provided in relation to potential development within this LCZ:

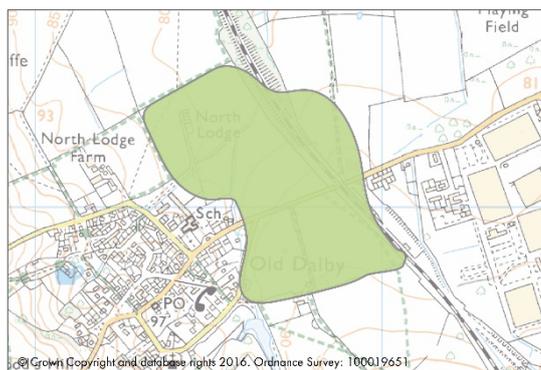
- Due to the function in providing separation (in line with the AOS assessment in Part 1) and the sensitive, small scale, intricate and largely intact historic landscape character, with important green gaps that integrate the wider landscape in the historic settlement form beyond the railway line, this area is not recommended for development;
- The focus should be on enhancing the presentation and interpretation of the priory remains, historic earthworks and the church as part of a local green infrastructure network and heritage trail that incorporates the local footpath links.

## Old Dalby

### Assessment of Areas of Separation

#### Old Dalby – Old Dalby Trading Estate

- 4.30 This area has been identified through consultation on the Local Plan Emerging Options (Draft Plan).



- 4.31 This area considers the medium scale, arable landscape and low lying land between the eastern edge of Old Dalby and the trading estate at the foot of slopes, on the opposite side of the railway. The area is divided by the railway embankment.



Looking east across the top of Old Dalby towards the trading estate, from the Midshires Way long distance path

## District Landscape Character Context:

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
<p>This AOS falls within two landscape character areas:</p> <ul style="list-style-type: none"> <li>• Area 3: Wolds Scarp</li> <li>• Area 7: Village Farmland</li> </ul> <p><u>Area 3: Wolds Scarp</u> Described in the LCA as “A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular and irregular shaped pastures, woodland and historic features”.</p> <p><b>Key characteristics (from the 2006 LCA):</b></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform</li> <li>• Pattern of small traditional pastures</li> <li>• Woodland</li> <li>• Ridge and furrow</li> </ul> <p>Aspects of the LCA particularly relevant to the AOS include the scarp slopes that encompass the south of Old Dalby, and the woodland and trees on these slopes.</p> <p><u>Area 7: Village Pastures:</u> Described in the LCA as “A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often</p>	<p>This AOS falls within two LCUs:</p> <ul style="list-style-type: none"> <li>• LCU 2: Belvoir Scarp</li> <li>• LCU 1: Vale of Belvoir</li> </ul> <p><u>LCU 2: Belvoir Scarp</u> <b>Key characteristics (from the 2014 Landscape Sensitivity Study):</b></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform;</li> <li>• Pattern of small traditional pastures;</li> <li>• Woodland;</li> <li>• Ridge and furrow;</li> <li>• The field pattern is generally medium to large scale in both permanent grassland and arable areas;</li> <li>• Views from the top of the scarp are extensive, predominantly over the Vale of Belvoir;</li> <li>• Several minor roads cut northwest to southeast through the scarp, linking the Wolds and the Vale of Belvoir.</li> </ul> <p>In addition, the following key sensitive features are identified in this LCU:</p> <ul style="list-style-type: none"> <li>• The distinctive profile of the escarpment;</li> <li>• The panoramic views from the upper slopes;</li> <li>• The deciduous woodland including ancient woodland around Old Dalby;</li> <li>• Historic field pattern and remaining areas of ridge and furrow;</li> <li>• Rural character of vernacular settlements/dispersed houses and minor roads;</li> <li>• Areas of historic parkland;</li> <li>• The largely undeveloped skyline which is characterised by small scale features.</li> </ul> <p>Panoramic views from the west of the village look out across the AOS. Woodland on the escarpment slopes down to the village influences the character of the AOS.</p>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
<p><i>with historic features, enclosed by abundant hedgerow trees”.</i></p> <p><b>Key characteristics (from the 2006 LCA):</b></p> <ul style="list-style-type: none"> <li>• Traditional stone built villages</li> <li>• Small field with Ridge and Furrow</li> <li>• Enclosed by ancient hedgerows with abundant hedgerow trees</li> </ul> <p>Some of the above aspects are represented in the AOS, such as the hedgerows that extend across the valley landscape to the northeast of the Old Dalby.</p>	<p><u>LCU 1: Vale of Belvoir:</u></p> <p><b>Key characteristics (from the 2014 Landscape Sensitivity Study):</b></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive;</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
	<ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul> <p>In addition, the following landscape sensitivities are identified in relation to this LCU:</p> <ul style="list-style-type: none"> <li>• The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges;</li> <li>• The tranquil and strongly rural nature of the area;</li> <li>• Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields;</li> <li>• Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages;</li> <li>• Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill);</li> <li>• The rural patchwork character of views from Belvoir Castle across the vale;</li> <li>• The character of Conservation Areas within the vale, including views identified in the Conservation</li> </ul>

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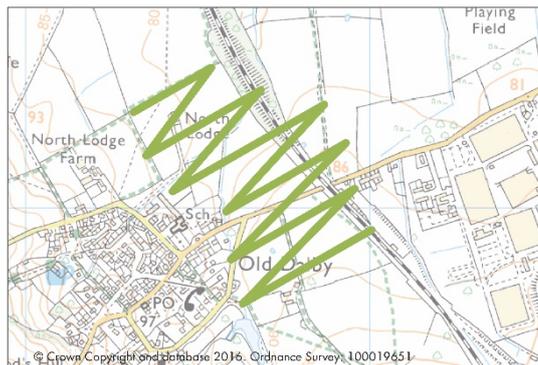
<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
	<p>Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).</p> <p>Whilst many of the above characteristics and sensitivities are not applicable to the AOS, relating to the expansive wider landscape of the vale, a number are applicable. These are dispersed woodland and hedgerows bounding a regular field pattern, and extensive views across the Vale from the adjacent AOS.</p>

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

<b>Criteria</b>	<b>Commentary and judgements</b>
<b>Topography and skylines</b>	The topography associated with the proposed AOS is of the lower slopes of the escarpment, which slopes down from the ridgeline to the south towards the eastern village edge. Due to the contours and landform the ridgeline is not conspicuous in local views but influences the character of the area as experienced from the surrounding landscape. The ridgeline continues around the south and west of the village, with panoramic views available from the Midshires Way west of the village, towards the trading estate to the east. The topography of the proposed AOS is flatter and lower lying, between the village edge and the railway embankment. Skylines are undeveloped, with settlement nestled within the contours.
<b>Landscape scale and pattern, including cultural/historic pattern</b>	The proposed AOS consists of medium scale fields, established within a network of managed, robust hedgerow boundaries with occasional trees. Field size begins to increase along the valley and slopes to the north of the village. The railway embankment and associated tree and shrub planting divides the landscape between Old Dalby and the trading estate. It provides a conspicuous feature within the relatively simple landscape pattern.
<b>Aesthetic and perceptual quality including landscape experience/recreational value and tranquillity</b>	This is a clearly rural landscape influenced by the slopes of the escarpment that encompass Old Dalby. The area has a partially tranquil character with glimpses of built form set within the treed landscape. The trading estate consists of modern development including security fencing and large sheds. It does not often stand out in local views due to the surrounding trees, landform and the railway embankment. The trading estate has limited influence upon the landscape of the proposed AOS due to separation by the embankment.
<b>Views, visual character and intervisibility</b>	Due to the escarpment and associated sloping landform, there are often wide views from the rising landform across the valley to the northeast of Old Dalby. Views from within the proposed AOS are generally shorter due to surrounding hedgerows within the flatter landform and the railway embankment that contains views to the east. Key, long views are from the Midshires Way on the escarpment to the west of the village. From here the gap between Old Dalby and the trading estate appears narrow.
<p><b>Recommendations and justification:</b></p> <p>Old Dalby is nestled within the surrounding contours associated with the escarpment. The landscape to the north and northwest is flatter and has a more open character, particularly when viewed from the escarpment slopes. The area has a generally treed character, particularly encompassing built form and settled areas. The perception of the built edge of Old Dalby is limited from within the AOS. The railway embankment separates the rural character associated with Old Dalby from the trading estate. In views from the Midshires Way and the escarpment the village and trading estate are more conspicuous, as is the existing gap between them.</p>	

Criteria	Commentary and judgements
	<p>It is appropriate for an AOS to be put in place in this area, in order to separate the village and trading estate. The AOS would prevent the settlement of Old Dalby extending east into the open, flat landscape at the foot of the escarpment and would retain the existing settlement identity. Although the railway embankment provides physical separation of the developed areas, it is not sufficient on its own to safeguard the tranquil and existing contained character of Old Dalby. However, it does assist in defining the sense of separation and retaining the character of the village nestled in the valley bowl.</p> <p><b>Recommendation: Retain</b></p>

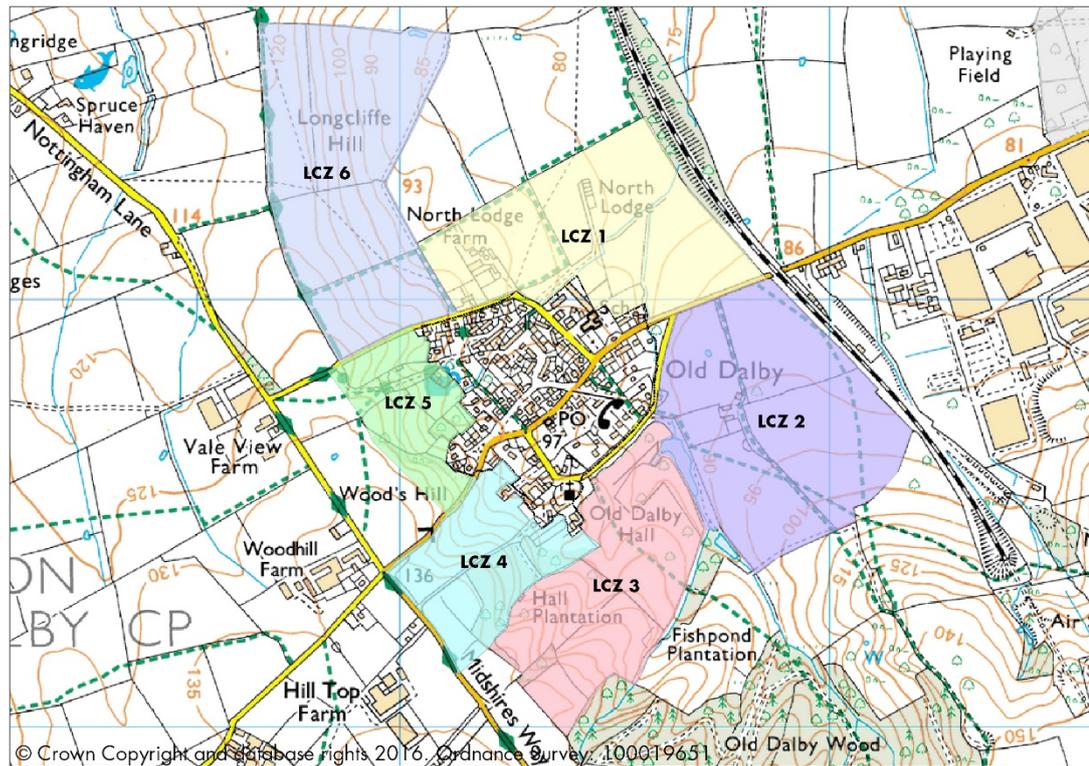
4.33 The area identified through consultation is considered to be sensitive to development and important for maintaining the individual character of Old Dalby and the trading estate, and retaining the visual separation of the built areas when viewed from higher topography of the escarpment slopes in particular from the Midshires Way. The below figure (full reference Figure N0318-1 PL04) demonstrates the area to be considered in making planning decisions.



## Settlement Fringe Landscape Sensitivity Analysis

### Landscape classification for the settlement fringe

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



## District Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 3: Wolds Scarp:</u> <i>"A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular and regular shaped pastures, woodland and historic features".</i></p> <p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees".</i></p>	<p><u>LCU 1: Vale of Belvoir:</u></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
	<p>distinctive;</p> <ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul> <p><u>LCU 2: The Leicestershire Wolds: Belvoir Scarp:</u></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform;</li> <li>• Pattern of small traditional pastures;</li> <li>• Woodland;</li> <li>• Ridge and furrow;</li> <li>• The field pattern is generally medium to large scale in both permanent grassland and arable areas;</li> <li>• Views from the top of the scarp are extensive, predominantly over the Vale of Belvoir;</li> <li>• Several minor roads cut northwest to southeast through the scarp, linking the Wolds and the Vale of Belvoir.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Old Dalby North



Looking southwest across the flat landscape towards the north edge of Old Dalby, from a local public footpath

<b>LCZ 1: Old Dalby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well treed and built form is not prominent in this landscape. Red brick properties are visible over robust hedgerows and between mature trees. Farm properties extend farther into the LCZ, also encompassed by mature trees and hedgerows. The settlement edge relates to the historic settlement pattern established around farmsteads and nestled in the valley bowl. The landscape becomes more open to the north and east of the established hedgerow boundaries. The settlement edge is sensitive and, due to the vegetated character, forms a defensible edge to the settlement.
<b>Topography and skylines</b>	The topography of the LCZ is primarily flat, at the base of the escarpment slopes. This landform extends north along the base of the exposed ridgeline. The settlement is within a valley bowl and beyond this the landform rises up, with the treed ridgeline forming the skyline as seen behind the settlement edge. Trees and shrubs dominate the skylines, which are often wide. These undeveloped skylines are sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale, regular field boundary hedgerow pattern creates an agricultural landscape of simple character. Hedgerow trees and the vegetated embankment along the east of the LCZ create a degree of intimacy in relation to the settlement edge. The landscape is characterised by layers of vegetation across the low lying landform and around the settlement edge, with a simpler pattern as it extends north.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	An agricultural character is prevalent due to the medium scale field pattern that contains farm buildings and associated structures, encompassed by robust hedgerows and scattered trees. It is a partly tranquil landscape, with some intrusion from the adjacent railway line and movement of farm machinery. It is evidently a settled landscape, of a strong rural character.
<b>Views, visual character</b>	Views within the LCZ are often contained by virtue of the robust

<b>LCZ 1: Old Dalby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>and intervisibility</b>	hedgerow and tree boundaries combined with the flat topography. There are longer views to the north across the more open field network, providing intervisibility with the adjacent rolling landform associated with the ridgeline that extends around the west and north of the settlement. Views are of a predominantly arable, well treed landscape that contains elements of built form associated with the edge of the settlement. These views have some susceptibility to change arising from residential development due to the intervisibility with the adjacent landscapes.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium to high</b> due to the well integrated and defined settlement edge, established within the valley bowl contours of the landscape as experienced within views from the LCZ. Remnant enclosure boundaries are apparent and relate to the historic settlement pattern and landscape to the south. It is recognised that there are elements where sensitivity is reduced, due to intrusions such as the railway. However, in line with the AOS assessment when viewed in the context of the settlement and surrounding landscape, this area is sensitive to change arising from residential development.

### Landscape guidance/principles in relation to development

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

- Due to the function in providing separation (in line with the AOS assessment above) and the often intimate character of the fields particularly adjacent to the settlement edge, there is little possibility for this LCZ to accommodate further residential development;
- Small scale development adjacent to the existing settlement edge and contained by landscape features to retain enclosure and landscape patterns may be possible with appropriate consideration of the landscape character and need for the AOS to be observed;
- Any development should be contained by existing landscape features and should not encroach on the more open and agricultural character of the landscape to the north of the village.

## LCZ 2 Old Dalby East



Looking east across the enclosed fields at the foot of the escarpment, towards the railway embankment

<b>LCZ 2: Old Dalby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well treed and built form within the village is only glimpsed in this landscape. The only built form in this landscape is the farm buildings that are outside of the settlement boundary at the base of the escarpment slopes. The settlement edge is well contained by the historic tree lined road around the southern and eastern extents of the settlement. The existing settlement has extended out as far as this tree line; generally consisting of large properties with a relatively low density layout. The settlement edge is sensitive due to its well integrated character and intact historic character of the associated landscape features.
<b>Topography and skylines</b>	The topography of the LCZ is primarily flat, at the base of the escarpment slopes, rising up to the east. Skylines are generally enclosed by landform rising up to the east and hedgerow and tree boundaries in other directions. Skylines are undeveloped, with built form in the surrounding area screened by trees, topography and the railway embankment. Trees dominate the skylines in this LCZ.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale, regular field boundary hedgerow pattern creates an agricultural landscape of simple character. Hedgerow boundaries, trees encompassing the settlement edge and the vegetated embankment along the east of the LCZ create a degree of intimacy in relation to the settlement edge. The landscape is characterised by layers of vegetation across the low lying landform and around the settlement edge, with a more simple pattern of hedgerows and tree blocks as it extends north.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	The landscape has a rural character with agricultural influences particularly on the lower slopes. The landscape is influenced by the historic enclosure and tree pattern that extends south around the settlement and up the escarpment slopes. It is a partly tranquil landscape, with some intrusion from the adjacent railway line and movement of farm machinery. Settlement is evident in this area but does not stand out.
<b>Views, visual character and intervisibility</b>	Views within the LCZ are generally contained by virtue of the robust hedgerow and tree boundaries combined with the sloping

<b>LCZ 2: Old Dalby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	topography to the south. The ridgeline that extends around the settlement is a conspicuous landscape feature visible between vegetation in views to the south and west. Views are of a rural, well treed landscape that contains only hints of the adjacent settlement. The views are susceptible to change arising from residential development due to the intervisibility with the adjacent landscapes.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium to high</b> due to the well integrated settlement edge defined by the mature tree line along Paradise Lane, associated with the historic core of the village. It is recognised that there are elements where sensitivity is reduced, due to intrusions such as the railway. However, the railway is detached from the settlement by the vegetation around the village and open fields between. In line with the AOS assessment when viewed in the context of the settlement and surrounding landscape, this area is sensitive to change arising from residential development.

### Landscape guidance/principles in relation to development

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

- Due to the function in providing separation (in line with the AOS assessment above) and the intimate character and defensible settlement edge, there is little possibility for this LCZ to accommodate residential development;
- It is recommended that the LCZ is conserved as part of a local green infrastructure network in association with the local footpath network, and to maintain separation between Old Dalby and the trading estate as seen in views from the escarpment (refer to AOS assessment above).

### LCZ 3 Old Dalby Southeast



Looking north across undulating parkland landscape from the public footpath towards the south of Old Dalby

<b>LCZ 3: Old Dalby Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well treed and built form within the village is only glimpsed in this landscape. The LCZ is influenced by Old Dalby Hall and is evidently a historic landscape forming the grounds of the manor house. The settlement edge is well contained by the historic tree lined road around the southern and eastern extents of the settlement. The existing settlement has extended out as far as this tree line; generally consisting of large properties with a relatively low density layout. Properties on this settlement edge are barely visible, only glimpsed between trees during winter months. The settlement edge is sensitive due to its well integrated character and intact historic character of the associated landscape features.
<b>Topography and skylines</b>	A locally undulating landscape that slopes up, away from the settlement edge to the wooded escarpment to the south. Skylines are generally well treed and are enclosed by landform rising up to the escarpment. Skylines are undeveloped, with built form in the surrounding area screened by trees and topography, and are susceptible / sensitive to development.
<b>Landscape scale and pattern including cultural pattern</b>	Historic field enclosures have been removed and scattered trees are remnants of these. This creates a locally large scale landscape pattern that is intimate in places by virtue of the scattered trees and tree blocks. The landscape has an intact parkland character that is associated with the manor house. The intricacy of landscape pattern established by the interlocking contours and pattern of tree cover is susceptible to change associated with residential development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A strongly historic landscape aspect associated with the estate lands of the manor house. The landform and trees effectively mask the village from view from within this LCZ. The sense of tranquillity associated with this rural landscape is sensitive to residential development.
<b>Views, visual character and intervisibility</b>	Views out and intervisibility with the wider landscape are largely limited by the interlocking and sloping landform. Whilst the sense of containment would ordinarily reduce visual sensitivity, the parkland edge associated with the manor house is intrinsic to Old Dalby's historic character and, therefore highly sensitive to residential development.
<b>Overall landscape sensitivity: Judgement and comment</b>	This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic edge of Old Dalby and its setting within the valley bowl associated with the escarpment that encompasses the village. Aspects such as the intricate landscape pattern and tranquil setting would also be highly sensitive due to their vulnerability to residential development.

## Landscape guidance/principles in relation to development

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

- Due to the sense of separation established by the historic tree lined settlement boundary, combined with the sensitivity of this landscape and the historic character and intricacy of the landscape pattern, development would be best avoided in this LCZ;
- The existing settlement edge is well integrated and there is limited potential to accommodate further residential development in this LCZ without fundamentally altering the historic character and relationship of the parkland landscape to the manor house and historic core of the village;
- Seek instead to conserve the valued historic features and landscape as integral parts of a local green infrastructure network associated with recreational footpaths that link into the village from the surrounding countryside.

### LCZ 4 Old Dalby South



Looking northeast across undulating slopes on the southeast edge of Old Dalby, towards the trading estate on low-lying land beyond

<b>LCZ 4: Old Dalby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	An occasionally exposed settlement edge, with visible built form interspersed between trees. Due to the sloping contours of the escarpment, the built edge is visible on the approach to the village down the road. Properties are seen nestled within the contours and encompassed by woodland blocks and tree planting. Some properties are more prominent than others due to spacing between vegetation. There is no distinct gateway and the village approach is defined by more modern development visible between vegetation. The historic parts of the village are screened by trees.
<b>Topography and skylines</b>	A locally undulating landscape that slopes up, away from the settlement edge to the ridgeline to the west of the village. The ridgeline slopes down into the valley bowl that the village is set within and flattens out to the east, beyond the village edge. Skylines are varied and are occasionally developed but dominated by woodland blocks and scattered trees.
<b>Landscape scale and</b>	This is a small to medium scale, wooded landscape which begins

<b>LCZ 4: Old Dalby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>pattern including cultural pattern</b>	to open up towards the ridgeline as contours flatten and become smoother. It is evident that enclosure patterns have been altered and settlement gaps infilled with more recent residential development on the settlement edge. Woodland and treed boundaries occasionally create an intimate character.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple, open landscape on the sloping edge of the village. Although some modern settlement is apparent (exposed development edge between tree blocks), other aspects contribute to a distinctly rural entrance to the village (woodland, treed edges, low farm units). Overall this is a landscape of variable susceptibility to change, in relation to aesthetic qualities and a moderate level of tranquillity.
<b>Views, visual character and intervisibility</b>	An open visual character by virtue of the sloping landform and simplicity of landscape pattern. Views from the upper slopes are long and wide ranging, looking out over the village and across the valley landscape beyond. The views contain a variety of elements including built form in the village and more distant trading estate, hedgerows and woodland blocks.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium</b> . The existing settlement edge is exposed in part and this could be mitigated through small scale development on this edge. The contours are apparent and form a clear limit to the settlement, although there is some scope for development on the lower slopes. The landscape pattern is partially intact and there is a level of tranquillity associated with the rural edge. It is recognised that aspects of this LCZ are more exposed and are more susceptible than others.

### **Landscape guidance/principles in relation to development**

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

- Some small scale development could be accommodated in this LCZ, in proximity to the existing settlement;
- Any development should be situated within the lowest lying and most visually contained areas and within the existing landscape framework, in order to visually mitigate and assimilate and reduce the perception of 'settlement sprawl' up the slopes;
- Development in this LCZ would be in part limited by landform, and should be established in proximity to the existing settlement edge, in order to link with the existing community;
- New development should have consideration of the visibility of the settlement edge and incorporate appropriate planting mitigation measures that relate to existing woodland blocks and tree boundaries.

## LCZ 5 Old Dalby West



Looking east along the local track, downslope into the village and beyond to the trading estate

<b>LCZ 5: Old Dalby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well integrated settlement edge by virtue of the surrounding contours of the undulating escarpment slopes and tree planting through the settlement. The settlement edge relates to the historic form of the village, established around scattered farmhouses. Modern, infill properties are more conspicuous on this edge, from Longcliff Hill. There is no distinct gateway to the village on the approach along Longcliff Hill. The historic parts of the village are approached by foot along Debdale Hill farm track between interlocking contours and historic pasture enclosed by trees. These properties are prominent in their locality but not visible from the wider landscape.
<b>Topography and skylines</b>	A locally undulating landscape that slopes up, away from the settlement edge to the ridgeline to the west of the village. The ridgeline slopes down into the valley bowl that encompasses this part of the village. Such landform variation is susceptible to change arising from residential development. Skylines are varied and are occasionally developed but dominated by woodland blocks and scattered trees, particularly across the ridgeline and around settlement edges.
<b>Landscape scale and pattern including cultural pattern</b>	An intricate and generally small scale landscape pattern of intact, intimate fields adjacent to the historic settlement edge. These are mainly pastoral fields/meadows, and remnant areas of ridge and furrow and other earthworks. Taken together, these features plus the interplay of landform, hedgerows, wooded settlement edges and historic properties combine to create a complex landscape mosaic. This would be susceptible to change arising from residential development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	The complex landscape pattern, interplay of landscape and historic features and intimate scale adjacent to the settlement edge create a tranquil and rural landscape experience. This would be of considerable susceptibility to change arising from residential development.
<b>Views, visual character and intervisibility</b>	A generally contained visual character persists, particularly in the east of the LCZ due to rising landform to the west and the landscape scale and pattern. There are, however, expansive views across and intervisibility with the valley landscape to the

<b>LCZ 5: Old Dalby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	northeast. This would be susceptible to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to high</b> , due to the localised complexity of the landscape pattern. This is a generally intact landscape in relation to the historic part of the village. The existing settlement edge is exposed in part and this could be mitigated through small scale development on this edge. The contours are apparent and form a clear limit to the settlement, although there is some scope for development on the lower slopes. The landscape pattern is partially intact and there is a level of tranquillity associated with the rural edge. It is recognised that aspects of this LCZ are more exposed and are more susceptible than others.

### Landscape guidance/principles in relation to development

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

- The existing settlement edge is well integrated and there is limited potential to accommodate further residential development in this LCZ without fundamentally altering the historic character and intricacy of the landform;
- Any development should be of an appropriate scale, contained by landform and existing landscape features and should not extend up the sloping landform due to potential prominence on this integrated edge in the rural landscape;
- Seek instead to conserve the valued historic features and landscape as integral parts of a local green infrastructure network associated with recreational footpaths that link into the village from the surrounding countryside.

### LCZ 6 Old Dalby Northwest



Looking east across the northern edge of Old Dalby towards Queensway, from the Midshires Way across the ridgeline

<b>LCZ 6: Old Dalby Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well-integrated settlement edge by virtue of the surrounding contours of the escarpment slopes and tree planting and hedgerow planting along the roadside boundary. Red brick properties are visible between trees with rooflines extending through the treed setting of the village beyond. Overall a sensitive and intact development edge, contained by historic field enclosure boundaries. There is localised modern infill along the settlement edge, but this is assimilated by adjacent properties and surrounding trees.
<b>Topography and skylines</b>	Topography of this LCZ consists of the smooth slopes of the escarpment that extends north of the village. In contrast to the slopes that encompass the south and west of the village, the topography becomes more rolling with no local undulations, and has a more exposed character than experienced in LCZ 2 and 3. Skylines are undeveloped and generally exposed, with scattered trees.
<b>Landscape scale and pattern including cultural pattern</b>	This is a simple, arable landscape consisting of relatively large and predominantly rectilinear fields bounded by hedgerows and containing scattered trees. The landscape has an exposed character created by the simple, open landscape pattern.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple, open landscape of muted colour palette and limited textural variety. Overall this is an undeveloped, distinctly rural landscape that is defined by the arable land use. There is little relationship to the settlement due to the contrast of landscape characteristics and robust field boundary hedgerows and trees on the settlement edge. It is an intact landscape with some intrusion from the railway and farming practices. However, a level of tranquillity still exists due to the outlook across the adjacent valley.
<b>Views, visual character and intervisibility</b>	A mostly open visual character, particularly north and northwest across the exposed slopes and valley. The visual character is more intimate in association with the village edge and associated tree pattern extending along the roads and farm tracks. There is limited intervisibility between the LCZ and village core
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to high</b> , due to the simple character of the landscape pattern combined with the expansive views across the prominent slopes. The existing settlement edge is well integrated with limited relationship to this LCZ. The change in contours from the existing settlement edge into this LCZ creates a defensible limit to the settlement, particularly in combination with the robust field boundaries and treed settlement edges. There is limited scope to develop in this LCZ.

### **Landscape guidance/principles in relation to development**

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

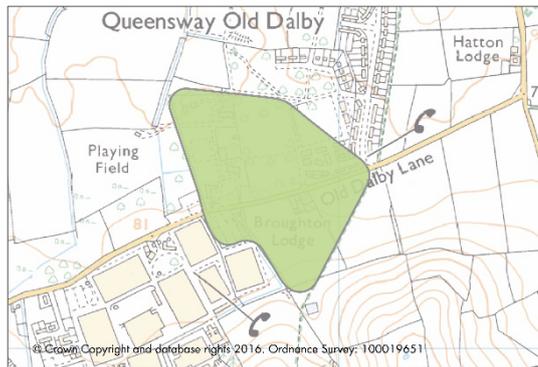
- Due to the exposed edge of settlement character there is limited scope to accommodate residential development in this LCZ;
- Development that encroaches up the slopes and beyond the existing built edge would be prominent and should be avoided;
- Any development should be small scale and well integrated within the existing settlement form. The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge at this location.

## Queensway

### Assessment of Areas of Separation

#### Queensway – Old Dalby Trading Estate

- 4.42 This area has been identified through consultation on the Local Plan Emerging Options (Draft Plan).



- 4.43 This area is a small scale, treed landscape on low lying land between the eastern edge of Queensway and the trading estate at the foot of escarpment slopes.



Looking south across MOD land to the west of Queensway

## District Landscape Character Context:

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
<p>This AOS falls within two landscape character areas:</p> <ul style="list-style-type: none"> <li>• Area 3: Wolds Scarp</li> <li>• Area 7: Village Farmland</li> </ul> <p><u>Area 3: Wolds Scarp</u> Described in the LCA as “A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular and irregular shaped pastures, woodland and historic features”.</p> <p><b>Key characteristics (from the 2006 LCA):</b></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform</li> <li>• Pattern of small traditional pastures</li> <li>• Woodland</li> <li>• Ridge and furrow</li> </ul> <p>Aspects of the LCA particularly relevant to the AOS include the woodland character that influences.</p> <p><u>Area 7: Village Pastures:</u> Described in the LCA as “A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant</p>	<p>This AOS falls within two LCUs:</p> <ul style="list-style-type: none"> <li>• LCU 2: Belvoir Scarp</li> <li>• LCU 1: Vale of Belvoir</li> </ul> <p><u>LCU 2: Belvoir Scarp</u> <b>Key characteristics (from the 2014 Landscape Sensitivity Study):</b></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform;</li> <li>• Pattern of small traditional pastures;</li> <li>• Woodland;</li> <li>• Ridge and furrow;</li> <li>• The field pattern is generally medium to large scale in both permanent grassland and arable areas;</li> <li>• Views from the top of the scarp are extensive, predominantly over the Vale of Belvoir;</li> <li>• Several minor roads cut northwest to southeast through the scarp, linking the Wolds and the Vale of Belvoir.</li> </ul> <p>In addition, the following key sensitive features are identified in this LCU:</p> <ul style="list-style-type: none"> <li>• The distinctive profile of the escarpment;</li> <li>• The panoramic views from the upper slopes;</li> <li>• The deciduous woodland including ancient woodland around Old Dalby;</li> <li>• Historic field pattern and remaining areas of ridge and furrow;</li> <li>• Rural character of vernacular settlements/dispersed houses and minor roads;</li> <li>• Areas of historic parkland;</li> <li>• The largely undeveloped skyline which is characterised by small scale features.</li> </ul> <p>The southern part of the AOS is at the foot of the escarpment slopes, with evidence of historic enclosure. The landscape has a treed character with woodland on the escarpment and scattered blocks of trees across the</p>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
<p><i>hedgerow trees</i>".</p> <p><b>Key characteristics (from the 2006 LCA):</b></p> <ul style="list-style-type: none"> <li>• Traditional stone built villages</li> <li>• Small field with Ridge and Furrow</li> <li>• Enclosed by ancient hedgerows with abundant hedgerow trees</li> </ul> <p>Some of the above aspects are represented in the AOS, such as the hedgerows that extend across the valley landscape to the north of the settlement.</p>	<p>lower slopes, which enclose the edge of the village.</p> <p><u>LCU 1: Vale of Belvoir:</u></p> <p><b>Key characteristics (from the 2014 Landscape Sensitivity Study):</b></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
	<p>hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive;</p> <ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul> <p>In addition, the following landscape sensitivities are identified in relation to this LCU:</p> <ul style="list-style-type: none"> <li>• The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges;</li> <li>• The tranquil and strongly rural nature of the area;</li> <li>• Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields;</li> <li>• Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages;</li> <li>• Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill);</li> </ul>

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<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context (principal character areas represented)</b>	<b>2014 Landscape Sensitivity Study: LCU context (principal LCUs represented)</b>
	<ul style="list-style-type: none"><li>• The rural patchwork character of views from Belvoir Castle across the vale;</li><li>• The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).</li></ul> <p>Whilst many of the above characteristics and sensitivities are not applicable to the AOS, some features are experienced in association with AOS. These are gently undulating landform with hedgerow boundaries and the visibility of the scattered villages in the locality.</p>

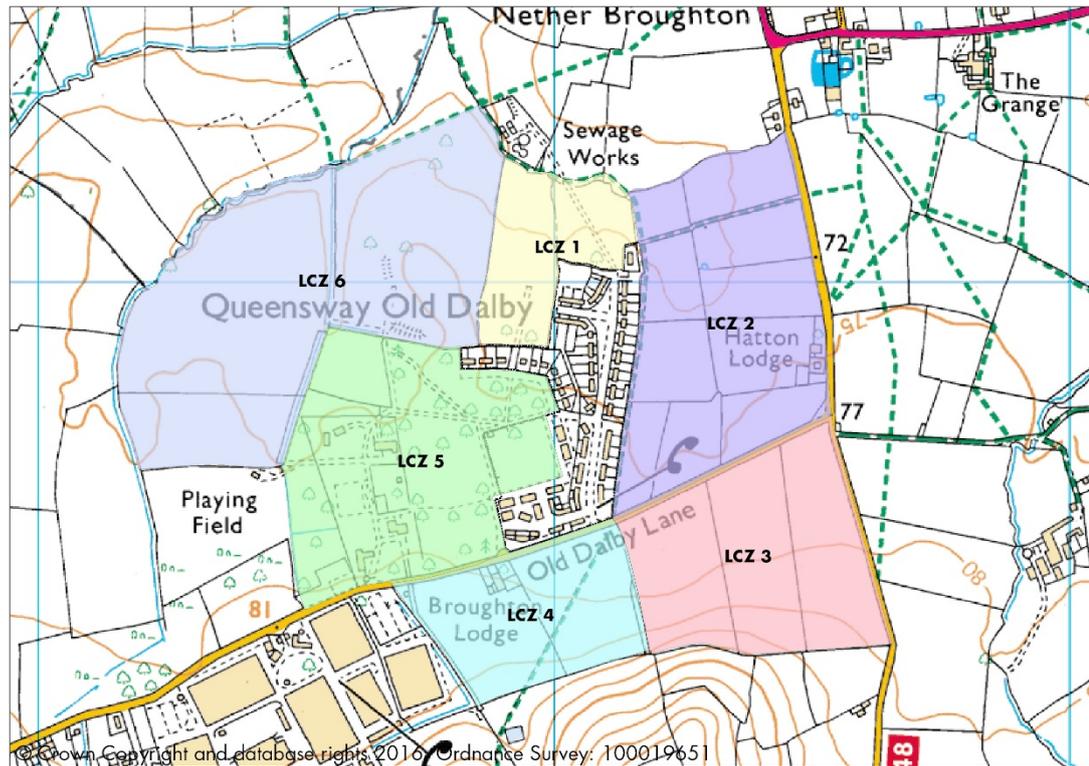
4.44 The following table provides the assessment of the landscape character and features of the AOS against the criteria established in paragraph 3.9.

<b>Criteria</b>	<b>Commentary and judgements</b>
<b>Topography and skylines</b>	The proposed AOS is across mostly flat land at the bottom of the escarpment slopes and extending north into the valley landscape. The ridgeline and slopes influence the southern part of the proposed AOS and dominate the skyline. The flat landform extends to the north of the road. On this low lying land to the west of Queensway skylines are defined by scattered trees and shrubs across the MOD land and the rising ridgeline beyond.
<b>Landscape scale and pattern, including cultural/historic pattern</b>	The ridgeline and rising slopes to the south create an enclosed character across the paddocks at the base of the slope, in association with tree groups along field boundaries and settlement edges. The landscape forming the northern part of the proposed AOS is locally enclosed by scattered vegetation although forms part of the more open valley landscape and larger scale field network. This is a relatively small scale landscape in comparison to that of the more open slopes of the ridgeline and field pattern of the valley to the northwest and northeast respectively.
<b>Aesthetic and perceptual quality including landscape experience/recreational value and tranquillity</b>	There is very little perception of the settlement edge in longer views. It is along Old Dalby Lane that the terraced edge properties become apparent. The overriding experience is of a treed / wooded landscape due to mature trees that line the roads and settlement edge, the woodland blocks extending up the slopes to the south, and a robust line of poplars and shrub planting along the boundary of the trading estate. Built form is not often conspicuous; only in the vicinity of the developed edges and in particular along the road. There is some tranquillity within this landscape, although movement of vehicles associated with the trading estate often influences the experience of the landscape.
<b>Views, visual character and intervisibility</b>	A mostly contained visual character is created by the presence of tree belts, hedgerows and scattered vegetation. Views into the area are generally limited by virtue of the undulating, sloping landform combined with woodland and tree vegetation. The vegetation has the effect of largely containing the edges of the two developed areas and the perception of these, and creates the existing sense of separation. For this reason, smaller scale parcels of land to the edges of Queensway could potentially be released for development without perceptibly altering the sense of separation.
<p><b>Recommendations and justification:</b></p> <p>The two developed areas are characterised by their different purposes and land uses, as a former MOD settlement and a trading estate. There is limited intervisibility between the two areas by virtue of the well treed landscape at the base of the escarpment slopes. The character and landscape setting of the settlement has been eroded and there is little community focus. There is potential for the small scale landscape of the MOD land to absorb appropriately designed development with sensitive landscape edges; in association with the existing settlement edge and set within the vegetation. The existing vegetation through the surrounding area should be retained and would prevent the development from extending too far west to the edge of the trading estate.</p> <p><b>Recommendation: Not required</b></p>	

## Settlement Fringe Landscape Sensitivity Analysis

### Landscape classification for the settlement fringe

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



## District Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 3: Wolds Scarp:</u>  <i>"A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular and regular shaped pastures, woodland and historic features".</i></p> <p><u>Area 7: Village Pastures:</u>  <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees".</i></p>	<p><u>LCU 1: Vale of Belvoir:</u></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
	<p>distinctive;</p> <ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul> <p><u>LCU 2: The Leicestershire Wolds: Belvoir Scarp:</u></p> <ul style="list-style-type: none"> <li>• Prominent scarp landform;</li> <li>• Pattern of small traditional pastures;</li> <li>• Woodland;</li> <li>• Ridge and furrow;</li> <li>• The field pattern is generally medium to large scale in both permanent grassland and arable areas;</li> <li>• Views from the top of the scarp are extensive, predominantly over the Vale of Belvoir;</li> <li>• Several minor roads cut northwest to southeast through the scarp, linking the Wolds and the Vale of Belvoir.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Queensway North



Looking north across the enclosed landscape on the north edge of Queensway, towards the rising ridge and Upper Broughton

<b>LCZ 1: Queensway North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well treed, with the built form assimilated into the strongly vegetated boundary. Residential properties are glimpsed through the mature tree boundary along with recreational buildings and facilities. The boundary encloses the settlement and detaches it from the rest of the LCZ, which is more open in character especially to the west. This contributes to the sensitivity of this edge as it forms a strong defensible boundary to the settlement.
<b>Topography and skylines</b>	The topography of the landscape is predominantly flat and there are long ranging views across LCZ1 and the edge of LCZ6 towards Upper Broughton. The LCZ is enclosed to the east by robust, treed hedgerow boundaries and there are no views to Nether Broughton. Particularly to the west there are large open skies, uninterrupted by built form and predominantly vegetated. These generally undeveloped skylines are sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	This is a relatively small scale landscape, in relation to the larger scale fields that extend across the valley landscape to the north. The enclosed nature of the boundary to the east creates an intimate landscape which opens out to the west. There is a small to medium scale, regular pattern to the fields adjacent to the settlement edge, which has been created as the settlement was established and has grown overtime. The footpath appears to be historically linked to Nether and Upper Broughton.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	The agricultural character of the landscape is dominant although the mature trees along the hedgerow boundaries give a more parkland and green quality. It is a relatively tranquil landscape although there are activities related to the sewage works and the settlement edge. It is a settled landscape with a strong rural character. A simple landscape pattern containing hedgerow and riparian planting that divides the field pattern.
<b>Views, visual character</b>	Views within the LCZ are generally contained to the north, east

<b>LCZ 1: Queensway North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>and intervisibility</b>	and south by a mature treed boundary which only allows glimpses of the settlement beyond to the south. To the west there are longer views across rising land to Upper Broughton but the distance makes it feel quite separate.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium</b> due to the mature and robust treed boundary along the northern edge of the settlement which would result in any future development appearing detached from the main settlement. The enclosed nature and lack of intervisibility to Nether Broughton reduce the sensitivity in part.

### Landscape guidance/principles in relation to development

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

- This LCZ has potential to accommodate some sensitively designed small scale development in proximity to the settlement edge and considering existing vegetation boundaries;
- Any development should achieve a gradation of density to the outer edges, linked with new greenspace provision to connect with existing recreational spaces, footpaths in the surrounding area and the riparian landscape to the north, and should have a soft, defensible edge to the surrounding landscape;
- Existing boundary features provide a sense of containment to the north and east of this settlement edge and reduce perception of built form in the wider LCZ. This boundary treatment should be retained as part of any proposals and enhanced as part of a green infrastructure strategy;
- The western part of this LCZ is more exposed and the edge is more sensitive to development due to the adjacent larger scale, open landscape and intervisibility with surrounding settlements.

### LCZ 2 Queensway East



Looking west across the medium scale field network on the eastern edge of Queensway, towards the built form nestled within surrounding trees

<b>LCZ 2: Queensway East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is evident by the mature tree line that bounds fields and rear gardens with properties seen between trees. This forms a clear edge to the LCZ, with red brick and darker roofs visible through a mature, predominantly domestic treed boundary. The properties back onto the LCZ. A fairly positive approach from Old Dalby Lane to the east, whereby the settlement edge is assimilated with the landscape by landscape structure and patchwork of intact medium scale fields adjacent to the edge. Such features would be susceptible to change.
<b>Topography and skylines</b>	The topography is predominantly flat, stretching beyond the LCZ to the east, associated with the valley landscape. The topography rises to the ridgeline to the south, enclosing the landscape as a whole. The skylines are dominated by vegetation and feature little built form. The largely undeveloped skylines are sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	The landscape is characterised by medium scale, regular agricultural fields with well maintained hedgerow boundaries. The hedgerows feature isolated, mature trees which become a more regular feature in the wider landscape on the ridgeline and to the east. The historic field pattern is largely intact, with evidence of ridge and furrow, and susceptible to change.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This a generally tranquil landscape with some intrusion from vehicles to and from the trading estate along local roads within the LCZ. The landscape contains a variety of vegetation, including hedgerows, individual trees and blocks of trees, and the settlement edge and scattered built form in the adjacent landscape and local roads contribute to diversity and activity. This is a settled, rural landscape.
<b>Views, visual character and intervisibility</b>	Wide, long ranging views are available across the flat topography to the east and although interrupted by the road, extend beyond the LCZ. Views out to the wider landscape are contained by the ridgelines creating the perception of a bowl around the settlement. The flat landscape means views of the settlement are limited to the edge only.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the sensitivity of this LCZ to residential development is <b>medium to high</b> due to the open landscape character and little topographical variation across the LCZ, with some distinctive features including views of the unsettled ridgeline. The settlement edge is evident, although relatively well assimilated by tree and hedgerow planting along the settlement edge and defining field boundaries in the adjacent, intact landscape. There is a relatively positive approach to the settlement from the east, which provides and important setting to the village in contrast to the open character of the surrounding fields.

### Landscape guidance/principles in relation to development

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

- Due to the open aspect of the LCZ contained by distinct ridgelines, and the well established settlement edge against the intact field network, development should be avoided in this LCZ;
- The LCZ appears detached from the village due to the contrast of character and features, and linear, vegetated edge. With this in mind any development proposed in this LCZ should take into consideration the existing edge character and historic patterns;
- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern including ridge and furrow, as part of a local infrastructure network that links with existing spaces and public routes in and around the village;
- Given the interface with the wider agricultural landscape, and limited intervisibility between settled areas, lit settlement edges should be avoided as far as possible.

### LCZ 3 Queensway Southeast



Looking west along Old Dalby Lane towards the south edge of Queensway and the rising slopes of the escarpment to the south

<b>LCZ 3: Queensway Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A mostly integrated settlement edge in relation to this LCZ with little influence from the built eastern edge of Queensway. The road separates the LCZ from the settlement, and vegetation along the roadside and field boundaries provides a defensive edge to the village. There is a perception of development in the landscape, but no physical relationship to the village.
<b>Topography and skylines</b>	The topography is predominantly flat, associated with the wider valley landscape, at the base of the ridgeline. The topography gently rises up to the south, to the ridgeline. enclosing the landscape as a whole. The skylines are dominated by vegetation and feature little built form. The vegetated and largely undeveloped skylines are sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	The landscape is characterised by medium scale, regular agricultural fields with well-maintained hedgerow boundaries. Mature trees are dispersed through the hedgerows which combine with lines and blocks of trees across the wider area to give the impression of a wooded landscape. The historic field pattern is largely intact, with evidence of ridge and furrow that is susceptible to change.

<b>LCZ 3: Queensway Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is a generally tranquil landscape with some intrusion from large vehicles to and from the trading estate along local roads within the LCZ. A simple landscape containing topographical variations, historic pattern of vegetation around the field network and bound by local roads. This is a moderately tranquil, rural landscape.
<b>Views, visual character and intervisibility</b>	There are occasional open views across the low-lying topography at the base of the ridgeline slopes, and intervisibility with the adjacent LCZ 2 to the north. The flat landscape combined with linear vegetation patterns, limits views of built form to the settlement edge.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the sensitivity of this LCZ to residential development is <b>high</b> due to the open landscape character and sense of separation from the existing settlement. This is a medium scale landscape created by the historic hedgerow pattern around rectilinear fields containing ridge and furrow patterns. The LCZ contributes to the positive approach to the settlement from the east, which provides an important setting to the village, within the historic, rural landscape.

### Landscape guidance/principles in relation to development

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

- Due to the sensitive, medium scale, largely intact historic landscape character and sense of detachment from the existing settlement edge, this area is not recommended for development;
- The existing settlement edge is not prominent in the majority of views associated with the LCZ, and is well assimilated by surrounding vegetation;
- The focus should be on conservation and enhancement of aspects of the landscape character, as part of the gateway to the village.

### LCZ 4 Queensway South



Looking southwest along the footpath through enclosed paddocks at the foot of the escarpment slopes to the south of Queensway

<b>LCZ 4: Queensway South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	Old Dalby Lane separates the LCZ from the main settled area. There are two farmsteads on the southern side of Old Dalby Road, which contribute to the pastoral character of the LCZ. The main settlement is not conspicuous in views from within the LCZ by virtue of robust hedgerow and tree planting along the road, associated with the parkland setting of the former Broughton Grange and MOD land. Built form along Old Dalby Road on the southern edge of the settlement is conspicuous due to proximity to the road and dispersed tree planting on this edge. Old Dalby Road forms a defensible boundary between the settlement and LCZ.
<b>Topography and skylines</b>	The LCZ is across the lower slopes of the ridgeline. The landform rises gently to the south over a short distance, before sloping more steeply up to the ridgeline. The crest of the ridge is vegetated and there is little built form in the LCZ; skylines are predominantly open, undeveloped and defined by local ridgelines.
<b>Landscape scale and pattern including cultural pattern</b>	This is a simple, pastoral landscape consisting of small scale rectilinear fields bounded by high hedgerows with trees. There is some evidence of ridge and furrow within the field pattern within the LCZ and adjacent fields, which is susceptible to change due to the potential for impact upon the legibility of the landscape elements. The high hedgerows, perpendicular to the contours are distinctive features across the lower slopes.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	The heavily vegetated edge along Old Dalby Road and the influence of the parkland landscape result in an intimate and small scale landscape that has a moderate level of tranquillity, with some intrusion from the adjacent trading estate. The higher slopes of the southern edge are more open and are experienced in the context of the industrial units which diversifies the landscape and makes it more active. The industrial units occasionally stand out in views across the LCZ, from the upper slopes to the south. In contrast, the historic field pattern, farmsteads and the parkland associated with the Grange are the key features of the character to the northern edge of the LCZ.
<b>Views, visual character and intervisibility</b>	Views within the LCZ are predominantly contained by high hedgerows and tree boundaries around the fields, along the road and defining the boundary of the trading estate. Vegetation along Old Dalby Road largely obscures views of the settlement edge to the north. Views to the south are contained by the ridgeline.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium to high</b> due to the small scale and intimate and historic landscape. The rising landform with mature hedgerow boundaries around the historic field pattern creates an intact landscape that is susceptible to development. There is a level of intrusion from movement of vehicles along Old Dalby Road and works associated with the trading estate.

## Landscape guidance/principles in relation to development

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

- The LCZ is largely detached from the village and the existing settlement edge is generally well integrated and not conspicuous in views associated with the LCZ. With this in mind any development proposed in this LCZ should take into consideration the existing edge and settlement character;
- The small scale and intimate landscape on rising slopes limits development potential in this LCZ;
- Any development should be of an appropriate scale, contained by landform and existing landscape features and should not extend across the sloping landform due to potential prominence in the landscape
- Individual dwellings adjacent to the Old Dalby Road, set within the mature vegetation could be accommodated with sensitive design;
- The focus should be on conservation and enhancement of aspects of the landscape character; improving connectivity with the village and footpath network.

### LCZ 5 Queensway West



View through the parkland landscape on the western side of Queensway, bound by a crescent of residential properties

<b>LCZ 5: Queensway West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	An essentially loose, dispersed settlement edge with buildings set within a parkland edge. The settlement edge is not prominent and is defined by the mature MOD parkland. White rendered, red brick and pebble dashed grey houses are visible through the mature trees scattered across the parkland landscape, and reflect the historic pattern of the MOD use.
<b>Topography and skylines</b>	Low-lying, flat topography associated with the wider valley landscape. Skylines are largely vegetated due to the scattered trees within the parkland edge and hedgerows beyond. The undeveloped skies and horizon character would be sensitive to residential development.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale landscape established by the parkland trees, associated with the MOD land use. Avenues of trees along access roads divide the local landscape and establish a formal, enclosed

<b>LCZ 5: Queensway West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	landscape. Parts of the parkland have become unmanaged, overgrown and inaccessible. This currently sets the limits to the settlement. Beyond which the landscape becomes more open and of a larger scale.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	Parkland trees are the overriding character feature of this LCZ and create a still, textured landscape setting. Residential development is evident and creates an active edge to the settlement, which filters into the parkland. The enclosed nature of the LCZ and the lack of connection to the wider landscape results in the parkland being experienced as part of the existing settlement.
<b>Views, visual character and intervisibility</b>	An enclosed visual character with views kept short by the scattered tree pattern and riparian planting along the western edge of the LCZ. Often the views of the residential edge are under the canopy of mature Willows and through groups of scattered Hawthorns. Intervisibility with the surrounding landscape is limited by vegetation across the LCZ.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium</b> by virtue of the small scale, intimate landscape and well integrated settlement edge combined with the simplicity of the landscape and enclosed visual character with little intervisibility with surrounding features and landscape and strong connection to the built edge. The parkland trees are an important feature. However, they vary in condition, scale and maturity, and the parkland has become mismanaged in part.

### Landscape guidance/principles in relation to development

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

- Due to the enclosed nature of the LCZ, with contained views and a visual connection to the existing residential edge there is potential for sensitively designed residential development to be accommodated within this area;
- Formal, managed parkland and recreational spaces adjacent to the built edge should be retained as part of any proposals coming forward for residential development within this LCZ;
- Any development in this LCZ should respond to the existing parkland character; retaining and integrating the best value trees as part of the landscape proposals;
- Any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision that connects to the existing recreational spaces. Development should be contained by existing riparian planting and MOD land uses in the western part of the LCZ.

## LCZ 6 Queensway Northwest



Looking south from the footpath to the southwest of Nether Broughton across large, rolling fields with an open character

<b>LCZ 6: Queensway Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A mostly integrated settlement edge, by virtue of trees along rear garden boundaries and in the adjacent field combined with undulating topography of the LCZ and rising to the north. The built edge does not stand out but the settlement is evidenced by glimpses of rooflines in the landscape.
<b>Topography and skylines</b>	A gently undulating topography sloping down indistinctly from the settlement edge to the watercourses in the valley landscape to the north of Queensway. Skylines to the north of the settlement are open and generally undeveloped. The settlement of Upper Broughton stands out on the ridge to the north but does not break the skyline, which is influenced by vegetation along the ridgeline. The open and expansive skylines are sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	An open, large scale field pattern between the settled area and the watercourse in the exposed valley landscape. Slight sense of enclosure established by riparian planting along the watercourse within the low-lying landform. Few landscape features of significance or which would be sensitive to development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple, agricultural landscape of rural character. There is a predominantly isolated, remote character to this landscape with limited levels of intrusion from nearby land uses. The rural, generally peaceful character would be susceptible to change.
<b>Views, visual character and intervisibility</b>	Due to the open, valley character there are open views from the settlement edge across large fields towards the rising ridgeline to the north, and of the settlement of Upper Broughton on this ridgeline. There is intervisibility with adjacent LCZs and the wider landscape to the north.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the sensitivity of this LCZ to residential development is <b>medium to high</b> due to the open landscape character and sense of separation from the existing settlement. This is a large scale landscape created by the eroded field pattern within the valley landscape. The settlement edge is well integrated and defined by hedgerow and tree boundaries. Open skylines associated with this LCZ are susceptible to change.

### **Landscape guidance/principles in relation to development**

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

- Due to the sense of detachment from the existing settlement, and the open visual character of the LCZ this area is not recommended for development;
- The existing settlement edge is not prominent in the majority of views associated with the LCZ, and is well assimilated by surrounding vegetation;
- Any development brought forward in this LCZ should be of an appropriate scale, adjacent to the existing settlement edge and assimilated through sensitive landscape proposals in relation to existing features;
- The focus should be on conservation and enhancement of aspects of the landscape character, including riparian features, boundary planting and public footpaths as part of a local green infrastructure network that links with the village.

## Scalford

### Assessment of Areas of Separation

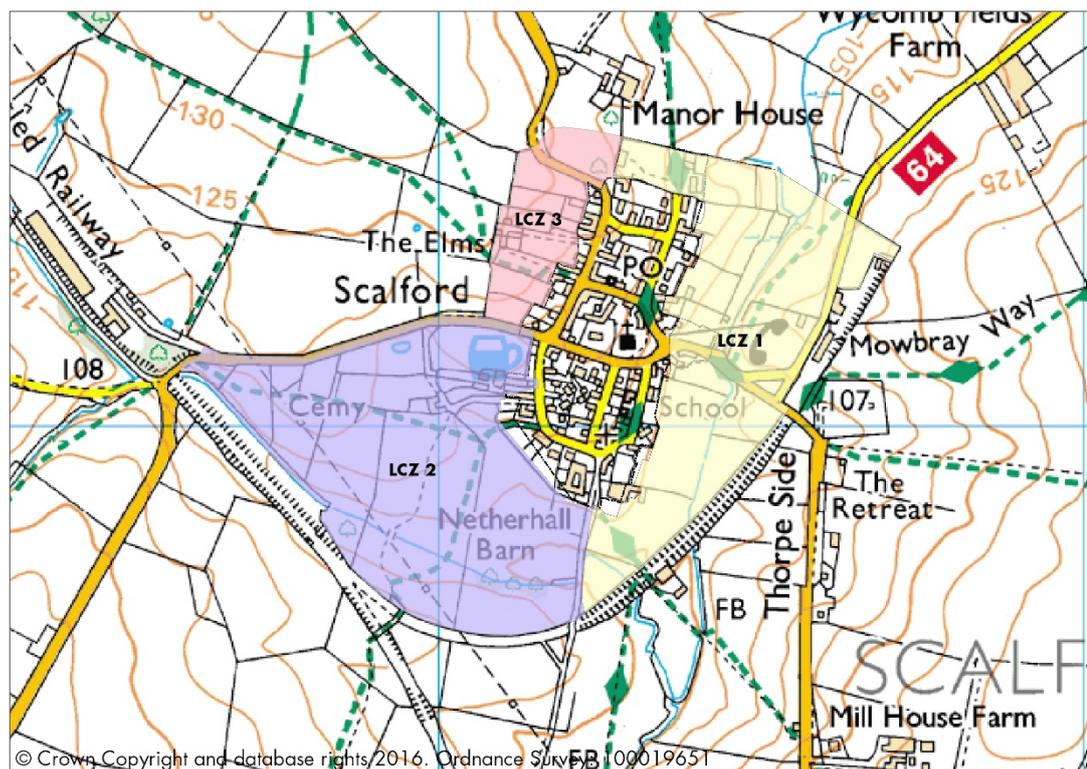
#### Melton Mowbray – Scalford

- 4.53 This Area of Separation was assessed within Part 1<sup>17</sup> and recommended as **not required**.

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



<sup>17</sup> Paragraphs 4.12 to 4.14

## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 6: Ridge and Valley:</u> <i>"A broadly homogenous gently rolling ridge and valley landscape with contrasting large scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered mostly ash trees".</i></p> <p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees".</i></p>	<p><u>LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds:</u></p> <ul style="list-style-type: none"> <li>• Rolling landscape drained by numerous stream valleys;</li> <li>• Large scale open arable fields along ridgelines;</li> <li>• Small scale enclosed pastures on valley sides and floors;</li> <li>• Deeply rural with remote qualities;</li> <li>• Urban influences include overhead lines and A606 and development at the fringes of Melton Mowbray, although these do not weaken the rural character;</li> <li>• Small-nucleated villages located on the lower slopes of the valleys or at the valley heads;</li> <li>• Broad grass verges to minor roads.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Scalford East



Looking south from Thorpe Side at the existing entrance to the village, across gently undulating small scale paddocks

<b>LCZ 1: Scalford East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well integrated settlement edge on rising landform that forms the southern and eastern sides of the village. Vegetation along the former railway cutting provides a vegetation buffer that softens the settlement edge, over which rooflines and upper storeys of properties are visible nestled within trees scattered through the settlement. The church tower is prominent but does not break the skyline due to the rising landform and ridgeline beyond. A loose settlement edge that follows the contour line along the watercourse valley to the east of the settlement.
<b>Topography and skylines</b>	Undulating topography related to the valley sides of the Scalford Brook. The settlement is located on rising contours between two narrow valleys of tributaries of the Scalford Brook. A former railway cutting follows the line of the valley, around the contours following the eastern fringe of the settlement. Skylines are largely undeveloped and often defined by hedgerows and hedgerow trees.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale landscape of pastoral fields divided by remnant hedgerows and riparian planting. A well vegetated railway cutting encloses the eastern edge of the village, beyond which the landscape scale increases, consisting of large arable fields. Contours and vegetation combine to create a degree of intimacy in relation to the settlement edge and riparian planting. The landscape is characterised by scattered vegetation across the narrow valley landform; evidence of historic field enclosure.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A strongly rural and tranquil area with a low level of intrusion from adjacent agricultural land uses and farm workings along the road to the east. The vegetated railway cutting encloses the small scale fields on the edge of the settlement. Built form is prominent on this edge, particularly on the approach to the village from the south. The edge has a loose texture, experienced from within the LCZ,

<b>LCZ 1: Salford East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	broken up by scattered vegetation and green gaps between properties.
<b>Views, visual character and intervisibility</b>	The village is clearly visible on the approach along Thorpe Side from the south, with built form extending up the sloping landform toward the prominent church that forms the highest point of the village and is a conspicuous feature. Views within the LCZ are generally contained by virtue of the undulating small valley topography and scattered vegetation, as well as the railway cutting encompassing the wider extents.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium</b> by virtue of the generally well integrated settlement edge and defensible boundary of the railway cutting to the wider settlement extents. Although the settlement is prominent on the hillside location, the settlement fringe is generally well integrated in the context of the LCZ by virtue of its loose texture and scattered vegetation across the undulating valley landform. There is an overriding enclosed visual character.

### Landscape guidance/principles in relation to development

4.56 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The existing settlement edge is generally well integrated in views across the LCZ, although the settlement as a whole is prominent in the local landscape situated on rising contours. With this in mind any development brought forward in this LCZ should have consideration of the existing edge character and prominence in local views;
- The LCZ to the south of Thorpe Side is more contained and able to accommodate small scale development of an appropriate density and massing, which should respond to the important landscape features that contain this settlement fringe;
- Any development should be small scale, contained by existing landform and landscape features and should not encroach on the vegetated valley and rising landform in the north of the LCZ;
- Any development brought forward should have regard for identified sensitive features and landscape patterns and should be well integrated with the existing settlement edge, having consideration of the existing gateway approach to the village from the south;
- Efforts should be concentrated upon securing, conserving and enhancing aspects of the historic riparian landscape pattern as essential parts of a local green infrastructure network to link spaces through the village and wider landscape. It would be appropriate to consider the brook and riparian planting as the limits to expansion of the village in this direction.

## LCZ 2 Scalford South



Looking west across the paddocks south of the village from the access track near the dismantled railway cutting

<b>LCZ 2: Scalford South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	With the exception of some agricultural units extending west along King Street, a visible but generally integrated settlement edge persists around this southern fringe. On the approach to the settlement from the west the rooflines of built form around this southern fringe is visible over undulating landform and hedgerows. The edge is integrated to some degree by garden and field boundary vegetation and more effectively by wider landscape structure to the south, in particular the riparian planting along the brook and planting along the former railway cutting beyond.
<b>Topography and skylines</b>	Undulating topography related to the valley sides of the Scalford Brook. The settlement is located on rising contours between two narrow valleys of tributaries of the Scalford Brook. Landform rises up from the south to the north of this LCZ and encompasses the village edge. A dismantled railway cutting follows the line of the valley, around the contours following the southern fringe of the settlement and extending northwest. Skylines are influenced by settlement built form, although to the south and west are largely undeveloped and defined by rolling landform, hedgerows and hedgerow trees.
<b>Landscape scale and pattern including cultural pattern</b>	A relatively intricate and small scale rectilinear field pattern divided by riparian planting, overlaid on relict ridge and furrow earthworks in places. Such elements would be susceptible to change by virtue of the potential impact on legibility. A well vegetated railway cutting influences the enclosure of this LCZ in relation to the southern extents of the village and undulating landform. Small scale landscape frameworks create a level of intimacy and would be vulnerable to development footprints.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A rural quality is created by areas of pastoral land use, small to medium scale field systems and treed skylines. These aspects create localised textural variation and interest within the local landscape. A tranquil landscape with perception of the loose textured village fringe and some intrusion from agricultural practices.
<b>Views, visual character and intervisibility</b>	The settled edge of the village is visible on the approach along King Street from the west, with the church tower seen breaking the skyline above roofs of properties set within the sloping contours.

<b>LCZ 2: Salford South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	Views within the LCZ are often contained by virtue of the undulating small valley topography and hedgerow and tree vegetation across the contours, as well as the railway cutting encompassing the wider extents.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium</b> due to the largely intact landscape character, the presence of historic landscape elements and intricacy of landscape scale and pattern that would be sensitive to residential development. LCZ has a generally contained visual character and is influenced in part by the existing settlement edge.

### Landscape guidance/principles in relation to development

4.57 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- This well integrated, vegetated settlement edge is sensitive to development footprints and affects the type and size of development that would be accommodated in this area;
- Any development would be best contained within the lower contours on the southern fringe of the village and within the established field pattern that wraps around the southwest edge of the settlement, not extending beyond the existing built edge of the village. This could promote enhancement of landscape structure connectivity to visually mitigate any development;
- Development should achieve a gradation of density to the outer edges and aim to create a porous edge, as opposed to being developed up to the existing vegetation boundaries (such as the railway cutting), and should link with existing green space provision and footpaths within the historic landscape;
- Any development brought forward should have regard for identified sensitive features and landscape patterns and should be well integrated with the existing settlement edge, having consideration of the existing approach to the village from the west;
- Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences.

### LCZ 3 Salford West



Looking east towards the village from the public footpath that rises up contours to the west of the settlement

<b>LCZ 3: Salford West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	Contours and vegetation create a well integrated edge. The settlement edge is not prominent in the landscape. Red brick properties and the stone church tower are glimpsed amongst the trees that form this fringe. Telegraph poles and wires are evidence that this is a settled area but do not dominate the LCZ or wider landscape. The LCZ fringe is characterised by rear gardens of properties and small fields encompassed by hedgerows and trees. As the contours rise up out of the village the vegetation structure and fields open up and the character changes.
<b>Topography and skylines</b>	Gently sloping topography that rises up out of the village edge from the rear of properties that line King Street. Contours begin to widen as the landform rises out beyond the small fields and village fringe. Skylines are generally undeveloped with some scattered agricultural buildings glimpsed within the contours and vegetation.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale landscape with a level of intimacy created by the intact hedgerows, trees and garden vegetation established around the historic, small scale enclosure patterns. This landscape contrasts with the medium to large scale fields that rise up over sloping contours to the west of the village, beyond this tight local landscape. Enclosure patterns are relatively intact, with some modern development influence. A ridge and furrow landscape extends west.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is a rural and tranquil, lightly settled landscape edge that is influenced by more recent changes to land use through residential ownership of properties and associated spaces. Garden planting has altered the characteristics of the enclosure pattern, although the line of historic boundaries remains intact. The edge has a lightly settled character influenced by the historic, loose layout of properties along King Street with little modern infill.
<b>Views, visual character and intervisibility</b>	Properties on this fringe are barely visible on the approaches along King Street from the north and west. Outlying agricultural properties are glimpsed on higher contours and viewed as isolated units, with glimpses of rooflines of properties on lower landform between trees. Trees through and adjacent to the settlement indicate the location of the village in wider views across this LCZ. Views within the LCZ are often contained by virtue of the intact boundary vegetation and small scale field layout.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ to residential development is <b>medium to high</b> due to the largely intact landscape character related to this historic part of the village. The rising contours combine with existing vegetation around the small fields to create a defensible limit to the settlement, at the rear of the back gardens and paddocks. The small scale intimate landscape patterns are susceptible to change although the enclosed visual character reduces the sensitivity of this LCZ slightly.

### **Landscape guidance/principles in relation to development**

4.58 The following strategic landscape principles are provided in relation to potential development

within this LCZ:

- Although the LCZ has a strong relationship to the settlement, the intricate and intact enclosure pattern is sensitive and this area is not recommended for development;
- The existing settlement edge is well integrated and not prominent in views from the surrounding landscape. Any development brought forward in this LCZ should be contained by existing landscape features and contours;
- Any development should be small scale and well integrated. It should seek to maintain the loose, integrated settlement edge, linked with green space provision and the local footpath network and historic landscape;
- The focus should be on conservation and enhancement of the local landscape and reinforcing the intact and historic settlement edge in this location.

## **Group 2 Settlements:**

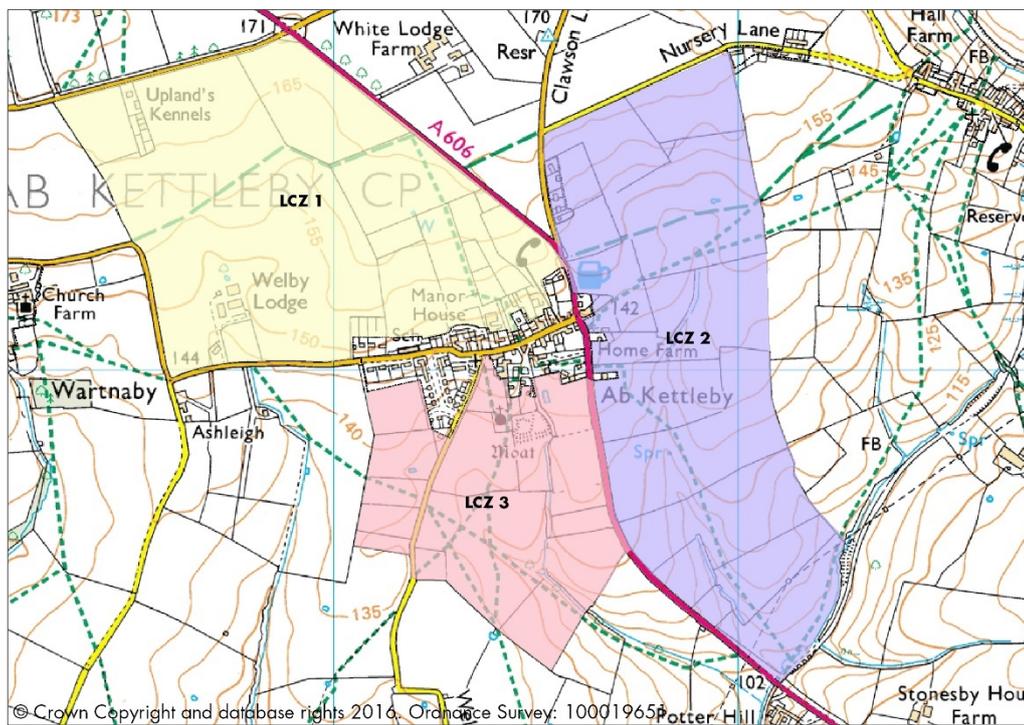
- 4.59 Settlements covered by two out of the three spatial outputs i.e. Settlement Fringe Landscape Sensitivity Analysis and Local Green Spaces.
- Ab Kettleby
  - Gaddesby
  - Harby
  - Thorpe Arnold

## Ab Kettleby

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees"</i></p> <p><u>Area 4: Wolds Top:</u> <i>"An even elevated wold top landscape with medium to large scale predominantly arable fields, homogenous and open with scattered ash trees but generally lacking distinctive qualities"</i></p>	<p><u>LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds</u></p> <ul style="list-style-type: none"> <li>• Rolling landscape drained by numerous stream valleys;</li> <li>• Large scale open arable fields along ridgelines;</li> <li>• Small scale enclosed pastures on valley sides and floors;</li> <li>• Deeply rural with remote qualities;</li> <li>• Urban influences include overhead lines and A606 and development at the fringes of Melton Mowbray, although these do not weaken the rural character;</li> <li>• Small-nucleated villages located on the lower slopes of the valleys or at the valley heads;</li> <li>• Low woodland cover and such woodlands as do occur are small in size;</li> <li>• Broad grass verges to minor roads.</li> </ul> <p><u>LCU 3: The Leicestershire Wolds: Dalby to Belvoir Wolds</u></p> <ul style="list-style-type: none"> <li>• Narrow strip of elevated land;</li> <li>• Open and homogenous;</li> <li>• Large scale regular arable fields.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Ab Kettleby North



Looking south across pastoral fields towards the northern village edge from the public footpath

<b>LCZ 1: Ab Kettleby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well treed. This vegetation continues around small fields that extend north of the site. Built form along the edge is barely visible by virtue of surrounding vegetation. Occasional residential properties are glimpsed between vegetation, from the bridleway, but do not stand out. The church spire is conspicuous in this local landscape. The settlement edge is well contained by the historic hedgerow pattern on the sloping landform. The settlement edge is sensitive due to its well integrated character and partly intact historic enclosure pattern.
<b>Topography and skylines</b>	A locally undulating landscape that slopes up, away from the settlement to the exposed ridgetop to the north. Skylines are generally well treed and open, with long views out from rising topography towards the undulating hills to the south. The open, predominantly undeveloped skylines are extremely susceptible to change.
<b>Landscape scale and pattern including cultural pattern</b>	A relatively simple landscape pattern of rectilinear fields; of small scale in proximity to the settlement and increasing in size farther up the slopes and having been altered through modern farming practices. Within the overriding simple landscape pattern is the historic hedgerow pattern; the legibility of which is susceptible to the potential impact of development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is a rural and moderately tranquil, lightly settled landscape that has been in part altered by modern farming practices and experiences some intrusion from the A606 to the east. It is a simple landscape with a muted colour palette and some textural variation introduced by the hedgerows with trees in proximity to the settlement edge.
<b>Views, visual character and intervisibility</b>	Visual character varies through this LCZ, with more expansive (and, therefore, visually sensitive) views to the north and more intricate pattern and small scale landscape with enclosed views to the south in proximity to the settlement, which reduces the sensitivity in visual terms. Longer views contain a variety of features including scattered built

<b>LCZ 1: Ab Kettleby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	form, infrastructure, individual trees and scattered woodland blocks. The church spire is a prominent, local feature in these views.
<b>Overall landscape sensitivity: Judgement and comment</b>	The landscape, particularly in proximity to the settlement edge, is defined by a simple, rectilinear field pattern established by robust hedgerows. The LCZ fringe has a <b>medium</b> sensitivity to development due to enclosed visual character, the partly intact enclosure pattern and moderately tranquil character. The undeveloped skylines, robust hedgerow pattern and small scale intimate landscape patterns are susceptible to change. The existing planting in combination with topography, establishes a defensible limit to the settlement.

### Landscape guidance/principles in relation to development

4.62 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Although the LCZ has a strong relationship to the settlement, the intricate and intact enclosure pattern is sensitive and susceptible to development footprints;
- There is potential to accommodate small scale, low density development in proximity to the existing edge and established within the prevailing landscape pattern;
- Any development should be small scale and assimilated. It should seek to maintain a loose, integrated settlement edge linked with green space provision, the local footpath network and historic landscape features, and contained by existing landscape features and contours;
- Development should take into account the potential prominence of this settlement edge and visibility in the wider undulating landscape, through considerations of heights and density of built form;
- Given the interface with the surrounding rural, lightly settled landscape, lit edges should be avoided as far as possible.

## LCZ 2 Ab Kettleby East



West towards properties along the A606 on the eastern edge of Ab Kettleby from a public footpath

<b>LCZ 2: Ab Kettleby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	There are scattered properties along the A606 that indicate the presence of the village. Generally, well integrated, small scale eastern settlement edge; assimilated into the wider landscape by virtue of small scale plots and dense vegetation boundaries. Glimpses of the edge properties are available from within the wider LCZ and the church spire is often a prominent element in views back to the settlement edge from the footpath network. Given the integrated, vegetated character, the existing settlement edge is defensible and sensitive to change.
<b>Topography and skylines</b>	A distinctly undulating landscape local tributary valleys. The landform variation has some susceptibility to residential development footprints, particularly in the context of the wider landscape extending south. Skylines have a generally well treed character. They are open, with long views particularly to the south, of a vegetated and lightly settled landscape. The open, predominantly undeveloped skylines are extremely susceptible to change. Skylines to the west, associated with the settlement edge are lightly settled in character, with development effectively integrated by structural vegetation.
<b>Landscape scale and pattern including cultural pattern</b>	A relatively simple landscape with an irregular, medium to large scale field pattern that extends across the rolling landform to the north and south. Areas of surviving ridge and furrow field systems and riparian features and landform are susceptible to change due to the potential for development to adversely impact on their legibility.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is a rural and moderately tranquil, lightly settled landscape with evidence of informal recreation in the form of the local PRoW network which crosses the LCZ. There is a level of intrusion from the A606 that defines the edge of the settlement. The rural, peaceful character would be susceptible to change associated with residential development.
<b>Views, visual character and intervisibility</b>	Views are often contained by hedgerow boundaries across the undulating landform. However, there are long views available to

<b>LCZ 2: Ab Kettleby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	the south, looking across the valley landscape to the west of Melton Mowbray in the long distance, and towards the rising hills beyond. These views are susceptible to change. These long views contain a variety of features including scattered built form and infrastructure, which is largely assimilated by mature hedgerows and woodland blocks distributed across the rolling landform. The church spire is a prominent, local feature in shorter views towards the village.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to high</b> , due to the partly exposed character of this landscape on sloping, undulating landform beyond the edge of the settlement defined by the A606 and structural vegetation. The settlement edge is well integrated by the landform and vegetation, and is sensitive to expansion across the A606 onto the sloping valley landform and in relation to expansive views to the south.

### Landscape guidance/principles in relation to development

4.63 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The existing settlement edge is generally well integrated in views across the undulating landscape of the LCZ. With this in mind any development brought forward in this LCZ should have regard of the existing edge character and form of properties along the A606;
- The existing settlement edge is not prominent in the approaches from the north and south by virtue of surrounding landform and vegetation, and is only apparent as one passes through along the A606. Any development should be of an appropriate scale, contained by existing landform and landscape features, and should not encroach on the character of the open, undulating landscape to the east;
- Development should contribute to a gradation of density to the outer edge of the settlement and should not detract from the existing positive entrance to the village from the A606 to Wartnaby Road;
- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern including ridge and furrow, and the riparian features of the landscape as part of a local green infrastructure network that links with existing spaces in the village;
- Given the interface with the wider tranquil landscape, lit settlement edges should be avoided as far as possible.

### LCZ 3 Ab Kettleby South



Looking north across fields towards the southern edge of Ab Kettleby from the local footpath network

<b>LCZ 3: Ab Kettleby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A well integrated historic settlement edge. More modern development extends south along Chapel Lane and is more conspicuous. The church spire is prominent in this landscape, with the majority of the church screened by surrounding hedgerow and trees. Existing residential properties are visible between trees along Chapel Lane and over field boundary hedgerow. They are visible but do not intrude on the pastoral landscape. There is potential to improve the gateway to the village through further development and associated mitigation to the west of Chapel Lane. The intact, historic settlement edge is more susceptible.
<b>Topography and skylines</b>	A gently undulating landscape that gradually rises away from the settlement edge to the south. Influenced by a tributary watercourse to the east and south of the LCZ, where the landscape is more enclosed by topography and associated planting. Skylines away from the village are essentially open, undeveloped and treed. The northern skyline has a settled character due to the extended southern edge of the village, within a treed setting.
<b>Landscape scale and pattern including cultural pattern</b>	A mostly medium scale pastoral landscape, with some smaller fields established by riparian planting and road boundaries. The landscape closest to the settlement edge is of the smallest scale, particularly adjacent to the historic edge to the east of the LCZ – intimate, enclosed pastoral fields overlaid upon a remnant moat and well defined ridge and furrow field systems. The areas of small scale landscape and intact cultural pattern have the highest susceptibility and sensitivity due to the potential for development to negatively impact upon their legibility. Landscape to the west of the LCZ (west of Chapel Lane) is less susceptible by virtue of fragmented cultural pattern and fewer susceptible features, although ridge and furrow is evident.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A peaceful, essentially rural landscape and settlement interface. The lush pastoral landscape and riparian and historic features would be susceptible to residential development due to the potential impact on their perceptual and experiential character. The more fragmented landscape to the west of Chapel Lane contains fewer susceptible features and provides opportunity for enhancement of the existing settlement edge.
<b>Views, visual character</b>	Views are generally framed and filtered by vegetation across the

<b>LCZ 3: Ab Kettleby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>and intervisibility</b>	locally undulating landform. Unlike LCZs 1 and 2, views are contained to the locality by landform and vegetation – medium range views. Views towards the village are characterised by the church spire seen above vegetation that encompasses the church. Intervisibility with the church is important and sensitive to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is judged <b>medium to high</b> by virtue of the generally integrated and defined historic settlement edge and intact historic features and landscape patterns. There is some variation in judgement associated with the more sensitive, intimate historic landscape to the east and less sensitive fragmented landscape with enclosed visual character to the west of Chapel Lane.

### Landscape guidance/principles in relation to development

4.64 The following strategic landscape principles are provided in relation to potential development within this LCZ:

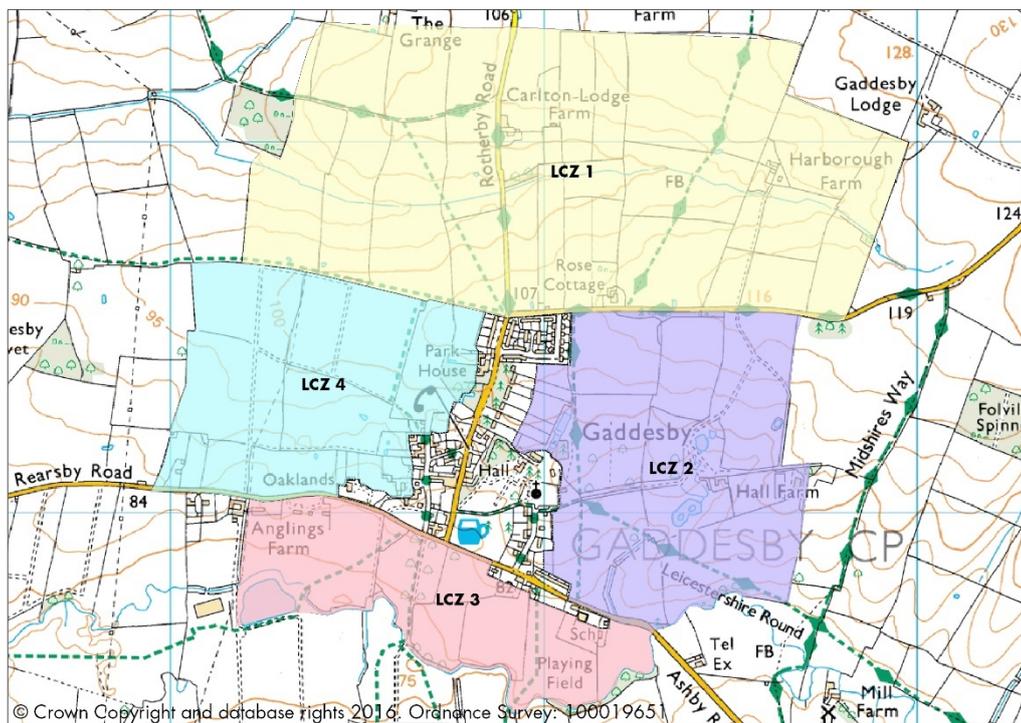
- There is limited opportunity to accommodate development in this LCZ without fundamentally altering the historic character and relationship of the landscape with the historic settlement edge;
- Due to the division of the landscape by Chapel Lane, enclosed visual character and existing modern development to the west of this, there is opportunity to accommodate sensitively designed development in proximity to existing properties on the western settlement edge, which would help to better integrate the village extension along Chapel Lane and Main Road;
- Any development in this LCZ should be located so as not to affect views of the church from the local footpath network and village approach from the south;
- Large scale development is not appropriate in this small scale landscape and any development should have consideration of its potential visibility from adjacent LCZs and wider surrounding landscape, by incorporating suitable landscape proposals to reduce prominence on the built edge;
- Development should seek to achieve a gradation of density to the outer edges of the settlement, and lit development edges should be avoided to restrict sky glow and perception of urbanising influences in this historic landscape;
- Hedgerows and trees are important features within this LCZ, which should be conserved and enhanced through any development proposals brought forward.

## Gaddesby

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 7: Village Pastures:</u> <i>"A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees".</i></p> <p><u>Area 11: Pastoral Farmland:</u> <i>"A typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well managed, with diverse field shapes and sizes, good hedges and scattered trees".</i></p> <p><u>Area 14: Gaddesby Valley:</u> <i>"A gentle valley floor with sinuous river course and mixture of country houses, parkland, orchards, pastoral farmland and horticulture".</i></p>	<p><u>LCU 8: High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland:</u></p> <ul style="list-style-type: none"> <li>• Gently rolling topography;</li> <li>• Well managed pastoral landscape;</li> <li>• Scattered farmsteads;</li> <li>• Thick stock proof hedges;</li> <li>• Broad scale;</li> <li>• A pattern of medium scale regular and irregular shaped fields;</li> <li>• Scattered hedgerow trees but limited woodland.</li> </ul> <p><u>LCU 11: High Leicestershire Hills: Gaddesby Valley</u></p> <ul style="list-style-type: none"> <li>• Restricted to valley floor;</li> <li>• Houses set in parkland;</li> <li>• Farmsteads and horticulture;</li> <li>• Traditional pastures and orchards.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Gaddesby North



Looking north towards the northern extents of Gaddesby from the Midshires Way

<b>LCZ 1: Gaddesby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A predominantly well integrated settlement fringe to this LCZ by virtue of roadside vegetation along Pasture Lane and single-storey properties set back, to the south of the road. Individual residential and agricultural properties located to the north of Pasture Lane create a loose, porous settlement edge that is assimilated by surrounding trees and hedgerow. Individual properties are indicators of settlement but the edge is not conspicuous within this LCZ. To the west of Rotherby Road, the gable end of modern properties at the northern extent of the village is occasionally conspicuous and there is opportunity to better integrate this northwest edge.
<b>Topography and skylines</b>	Gently sloping topography, down away from the settlement edge to the north and rising gently to the north of the watercourse that divides the LCZ. The northern village edge is along the ridgeline that defines the settlement extents. Skylines are open, with long views out from rising topography towards the rolling topography that extends north and west. The open, predominantly undeveloped skylines are extremely susceptible to change. Skylines to the south, associated with the settlement edge are lightly settled in character, and the exposed edge could be better integrated.
<b>Landscape scale and pattern including cultural pattern</b>	This is a simple mixed pastoral and arable landscape consisting of medium scale patchwork of predominantly rectilinear fields bounded by hedgerows. There is evidence of ridge and furrow field systems and hedgerows are more intact to the east of

<b>LCZ 1: Gaddesby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	Rotherby Road, which would be susceptible to change due to potential for impact upon the legibility of the landscape elements. The larger scale landscape with fewer intact features has reduced susceptibility to change.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	An essentially rural and tranquil landscape with limited evidence of settlement beyond scattered farmsteads and some modern settlement intrusion associated with the conspicuous property that defines the edge of the village to the west of Rotherby Road. The rural, peaceful character and intact landscape features that contribute to the intact cultural pattern would be susceptible to change.
<b>Views, visual character and intervisibility</b>	Expansive and sensitive views are available across the gently rolling, landscape particularly to the north and west. Views to the east are often more contained by the hedgerow network. Topography associated with the local ridgeline curtails views to the south.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium to high</b> , due to the sense of separation of the LCZ from the settlement edge and open landscape character. Open skylines associated with this LCZ and the intact landscape pattern to the east are susceptible to change. It is recognised that there is a reduced level of sensitivity associated with the exposed edge to the west of Rotherby Road and in association with LCZ 4.

### Landscape guidance/principles in relation to development

4.67 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the visual prominence of the landform associated with the ridgeline, sense of separation of the LCZ from the village and generally well integrated settlement edge there is limited opportunity to accommodate residential development within this LCZ;
- There is opportunity to enhance the settlement edge to the west of Rotherby Road through sensitively designed development in proximity to the settlement edge, which incorporates appropriate landscape treatment to better integrate this modern extension to the village (in association with LCZ 4);
- Large scale development is not appropriate in this open landscape and any development should have consideration of visibility of the settlement edge on the ridgeline, and detachment from the main settlement to the south of the ridgeline;
- Development should seek to achieve a gradation of density to the outer edges of the settlement; abrupt edges should be avoided;
- Lit development edges should be avoided to restrict sky glow and perception of urbanising influences in this historic landscape;

- Hedgerows and trees are important features particularly in the eastern part of this LCZ, which should be conserved and enhanced through any development proposals brought forward.

## LCZ 2 Gaddesby East



Looking northwest from the Midshires Way towards LCZ 2

<b>LCZ 2: Gaddesby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	Settlement edge conditions vary along the fringe with this LCZ, with a generally good degree of landscape integration associated with the southern and central fringe. To the northern part of the LCZ boundary the perception of development is more apparent where modern development creates a more conspicuous edge. Whilst this edge affords a degree of mitigation potential, further development would potentially erode the historic estate setting of the settlement within the valley landscape. The approach to the settlement from the south is important, with clear views across the southern part of the LCZ of the church. Residential properties are not visible in these views by virtue of their setting within contours and sympathetic landscape mitigation.
<b>Topography and skylines</b>	The topography gently slopes down from the north of the LCZ to the south. An undulating topography formed around tributary valleys that extend east of the settlement. Such landform variation would be moderately sensitive to residential development footprints. Skylines are generally undeveloped and characterised by tree planting that extends across the LCZ. Skylines to the west, associated with the settlement edge are lightly settled in character, with development effectively integrated by structural vegetation and only occasionally perceptible.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale landscape pattern. Vegetation along field boundaries and associated with watercourses and rear gardens of properties create a partially intricate and cultural pattern that persists across much of the LCZ. This includes lush pastoral and riparian landscape features, remnant historic field boundaries and remnant estate planting associated with Hall Farm and the Hall itself, plus areas of ridge and furrow in proximity to the settlement

<b>LCZ 2: Gaddesby East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	edge. These features combine to create a textured landscape mosaic that would be susceptible to change and sensitive to residential development footprints.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A clearly rural and tranquil character created by the undulating, pastoral landscape and riparian features, and associated with the porous, vegetated settlement edge. The perceptual quality imparted by such features would be susceptible to change, although it is noted that localised intrusions are created by the extension of modern development in the north of the LCZ.
<b>Views, visual character and intervisibility</b>	Views are wide ranging to the south and of a lightly settled landscape. Views to the north, east and west are more constrained, by landform, built form and vegetation. Modern extensions of the village (in the south along Ashby Road and north along Pasture Lane) are conspicuous in some views in proximity to the settlement edge along the Midshires Way, but are generally screened in views from the wider area. Views across the LCZ towards the church are important to the setting of the village and susceptible to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ fringe to residential development is <b>high</b> due to the predominantly well integrated settlement edge defined by vegetation associated with the historic estate landscape in relation to the Hall and Hall Farm. The landscape pattern is partially intact and this is a tranquil landscape that is susceptible to change. It is recognised that there are elements where sensitivity is reduced, due to intrusion by more modern development at the northern and southern fringes of the LCZ with the settlement. However, there is limited opportunity for mitigation through further development without further intrusion upon the parkland character of the landscape.

### **Landscape guidance/principles in relation to development**

4.68 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The existing settlement edge is generally well integrated and there is very limited potential to accommodate further residential development in this LCZ without fundamentally altering the historic relationship of this estate landscape with the core of the village and prominent church spire;
- Valued landscape features should be conserved as integral parts of a local green infrastructure network associated with recreational footpaths and links into the historic core of the village;
- Any development brought forward in this LCZ should be small scale, in close proximity to existing built form and should not intrude on views of the church particularly on the approach to the village from the southeast;

- Development should have consideration of the visibility of the settlement edge and incorporate appropriate planting mitigation measures that correspond with the surrounding estate and riparian vegetation structure.

### LCZ 3 Gaddesby South



Looking north towards the southeast extents of the village from a public footpath

<b>LCZ 3: Gaddesby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A generally well integrated historic settlement edge by virtue of vegetation along the road and property boundaries. The majority of built form associated with this fringe is on the northern side of Ashby Road and obscured in part by vegetation. More recent development has extended across the road, to the east and west of the main settlement area – it is generally well contained by hedgerows and tree planting. Individual properties on the southern edge of the village are visible set between vegetation and the church spire is prominent. Overall this is a sensitive, partially intact development edge with localised modern expansion across the road. The school building establishes a positive entrance to the village from the east. Large properties on Rearsby Road are often conspicuous in the west of the LCZ.
<b>Topography and skylines</b>	There is little variation in topography across this LCZ. The landform gently slopes down away from the village towards the watercourse within the valley to the south of the settlement. Skylines to the north are lightly settled and characterised by the church spire and parkland tree planting that defines the village character. Overall skylines are well vegetated and characterised by parkland trees.
<b>Landscape scale and pattern including cultural pattern</b>	The landscape is characterised by medium scale, regular field pattern created by riparian and hedgerow planting, and avenue trees. The historic field pattern is largely intact and avenue tree planting is a remnant of the parkland landscape that extends north of Nether End to the Hall. Lines of trees are a strong feature within this landscape and establish a moderate level of intimacy in this valley landscape. Modern enclosure associated with development west of the school along Nether End contributes to the treed character.
<b>Aesthetic and perceptual</b>	An essentially tranquil and rural, lush pastoral floodplain

<b>LCZ 3: Gaddesby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>quality including landscape experience and tranquillity</b>	landscape with remnants of parkland character and a visual association with the central field and Hall within the village. These landscape qualities would be susceptible to change arising from residential development, due to its potential impact upon the legibility of the estate features. Limited intrusion from modern development on Nether End and larger properties on Rearsby Lane to the west.
<b>Views, visual character and intervisibility</b>	A mostly contained visual character by virtue of tree planting and hedgerow vegetation dividing this landscape. Poplar, Cedar and Pine trees are conspicuous, tall elements in these views and frame views, through the village core, of the church spire. Properties seen within the treed setting indicate the extent of the village but do not dominate these views.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall the landscape sensitivity of this LCZ fringe to residential development is <b>medium to high</b> due to the intimate, estate character and strong, intact landscape features. The contained visual character and association with modern development on the village fringe reduces susceptibility in part.

### Landscape guidance/principles in relation to development

4.69 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The LCZ is generally separated from the village by Ashby Road and associated roadside planting. This sense of separation is enhanced by the large field that the settlement is established around. Built form is not conspicuous in views associated with the LCZ. Any proposed development should take this into consideration and be appropriately located so as not to alter the estate character associated with the village core;
- The historic edge of the settlement is apparent in this LCZ. Any development should be small scale and appropriately located in order to maintain this edge;
- There is opportunity for small scale, low density development in proximity to existing properties and set within the structural landscape features;
- Any development brought forward should be contained by existing landscape features and appropriately integrated through characteristic planting;
- Given the interface with the wider rural landscape, development should seek to achieve a gradation of density to the outer edges and should avoid lit edges.

## LCZ 4 Gaddesby West



Looking east from the public footpath into fields to the north of Chapel Lane

<b>LCZ 4: Gaddesby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well integrated by mature tree planting associated with rear gardens and robust hedgerow planting along fields adjacent to these gardens. Properties to the south of the LCZ are occasionally glimpsed, although largely integrated within the contours of the landscape by surrounding vegetation. This western edge of Gaddesby is defined by robust hedgerows and internal tree planting.
<b>Topography and skylines</b>	Topography gently slopes down from a localised plateau in the north of the LCZ towards the floodplain in the south. There is little landform variation and as such relatively low susceptibility to change arising from residential development in these terms. Skylines are predominantly undeveloped and characterised by trees dispersed across the local landscape and woodland on rising landform beyond.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale landscape with moderate level of intimacy created by hedgerow planting in proximity to the settlement edge and scattered trees across the wider area. Hedgerow boundaries are largely intact. The landscape pattern adjacent to the built form has been altered over time through development of the village along Main Street and Chapel Lane, and has a more intimate scale than the LCZ to the west.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is an essentially rural and lightly settled landscape associated with the large residential plots on the western side of the village. It is a partially contained landscape, particularly the eastern part of the LCZ which has strong association with the existing edge properties. The well treed character of the village is apparent and continues through the settlement fringe associated with this LCZ.
<b>Views, visual character and intervisibility</b>	Properties on this edge are not distinguishable in the surrounding landscape, only in proximity to the edge at Chapel Lane. Views are predominantly contained, with limited views in and out of the LCZ – occasional longer views to the west are achieved from higher topography in the north of the LCZ but are often curtailed by intervening vegetation. Surrounding vegetation obscures views into the eastern part of the LCZ, with glimpses only into private land behind properties on Main Street.

<b>LCZ 4: Gaddesby West</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Overall landscape sensitivity: Judgement and comment</b>	The landscape of this LCZ has an overall <b>medium</b> sensitivity to residential development particularly in relation to the contained visual character of the eastern part of the LCZ by virtue of surrounding vegetation. The landscape features including hedgerows and scattered field trees, and the occasionally intimate landscape patterns are susceptible to change. The existing hedgerow planting establishes a defensible limit to the settlement.

### **Landscape guidance/principles in relation to development**

4.70 The following strategic landscape principles are provided in relation to potential development within this LCZ:

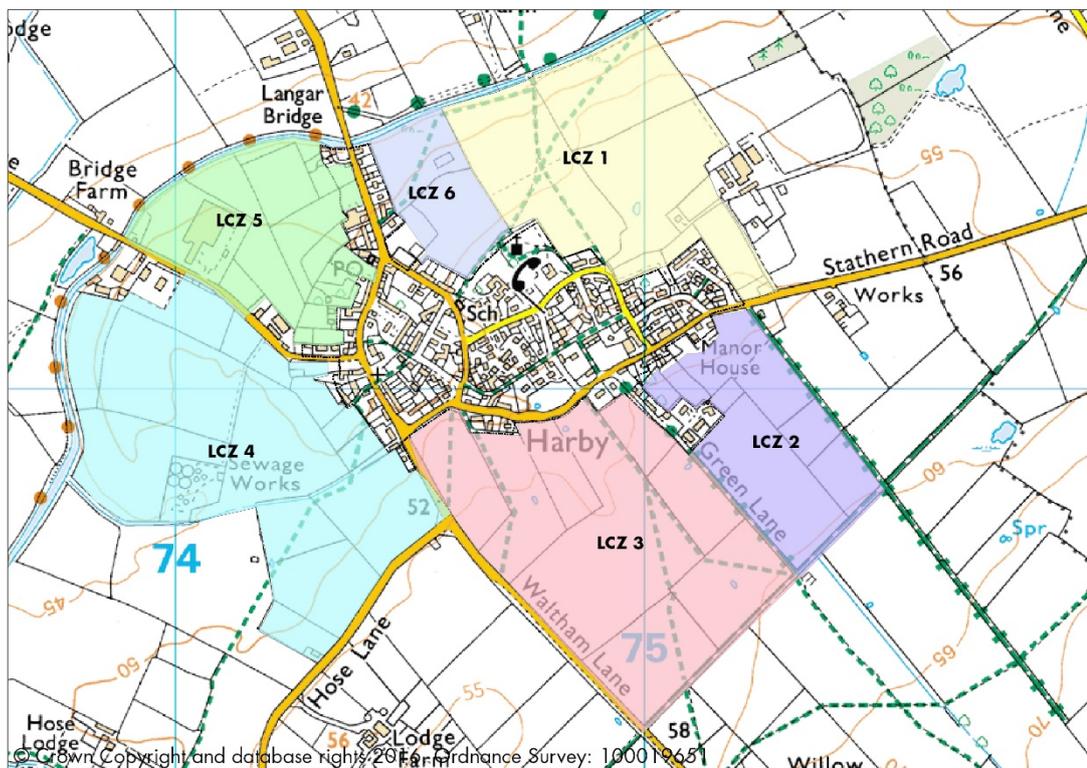
- Although there are susceptible elements of this LCZ, the strong boundary planting parallel to the line of the village along the public footpath provides visual containment for the eastern part of the LCZ and a defensible limit to development;
- Well integrated development could be achieved in the eastern part of the LCZ without fundamentally altering the perception of Gaddesby as a compact settlement with strong estate character associated with the old Hall, church and central field, through locating development within the existing landscape structure;
- The existing settlement edge is well integrated and not prominent in views from the surrounding landscape. Any development brought forward in this LCZ should be contained by existing landscape features and take into consideration potential prominence in views due to rising contours;
- Any development should be small scale, well integrated and seek to achieve a gradation of density to the outer edges. It should seek to maintain the porous, integrated settlement edge, linked with green space provision, the local footpath network and the historic core of the village;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

## Harby

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 1: Vale of Belvoir:</u>  <i>"An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires".</i></p>	<p><u>LCU 1: Vale of Belvoir:</u></p> <ul style="list-style-type: none"> <li>• Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;</li> <li>• River Smite flows through the area; it is set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;</li> <li>• The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;</li> <li>• A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;</li> <li>• The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;</li> <li>• Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;</li> <li>• Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads;</li> <li>• In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;</li> <li>• Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms;</li> <li>• Locally prominent woodland is found in parkland around Colston Bassett Hall;</li> <li>• Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally</li> </ul>

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
	<p>distinctive;</p> <ul style="list-style-type: none"> <li>• Small scattered villages throughout the area include the linear settlements of Kinoulton and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe;</li> <li>• Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;</li> <li>• Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties;</li> <li>• Settlements are dispersed and tend to have rooflines visible within wooded edges. Villages often contain one main street or a couple with a small junction including a small grassed area and trees;</li> <li>• A linear dispersion of farms and larger farm buildings mostly situated close to roads;</li> <li>• Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;</li> <li>• Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline;</li> <li>• Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;</li> <li>• Overhead lines are visible over the area due to the low-lying landform;</li> <li>• Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Harby Northeast



Looking south towards the settlement edge from the junction of the public footpaths

<b>LCZ 1: Harby Northeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is well integrated by the historic tree line that encompasses the church, rectory and historic core of the village. Some modern properties are visible from within the LCZ over the brow of the hill and between the tree line. The LCZ does have limited relationship to the settlement edge and is separated from the village by the robust vegetation buffer.
<b>Topography and skylines</b>	The topography of the LCZ slopes gently down to the settlement edge. The land sloping away from the settlement contributes to the defensible edge. Skylines to the north are open and largely undeveloped. Looking south from within the LCZ towards Harby, the properties punctuate the skyline between the treeline. Overall skylines have a vegetated character.
<b>Landscape scale and pattern including cultural pattern</b>	This is a medium to large scale landscape that has been partly eroded by agricultural practices. Remnant field boundaries separate the large fields in part, and contain longer ranging views across the more exposed landscape to the north. This is a relatively simple landscape in comparison to other LCZ, and contains remnant historic boundaries that relate to the historic edge.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is essentially rural and tranquil landscape that is influenced by surrounding farmsteads that are glimpsed amongst the tree groups in the landscape. There are relatively few levels of intrusion, related only to the agricultural land use. The openness and sense of tranquillity on the settlement edge are susceptible to change arising from residential development.
<b>Views, visual character and intervisibility</b>	A mostly open visual character by virtue of the sloping landform with broken hedgerows. This results in a relatively high level of intervisibility with the wider landscape, extending north of the village, which would be susceptible to change. There is very limited intervisibility with the settlement and no prominent features in views.
<b>Overall landscape sensitivity: Judgement</b>	A <b>medium to high</b> overall landscape sensitivity, due primarily to the open visual character and exposed character of the landscape. The historic landscape features associated with the settlement

<b>LCZ 1: Harby Northeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>and comment</b>	fringe and extending across the adjacent fields are also sensitive, and provide separation between different landscape patterns.

### Landscape guidance/principles in relation to development

4.73 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the visual prominence of the landform and well-integrated historic settlement edge there is limited opportunity to accommodate residential development within this LCZ without fundamentally changing the character of this historic fringe;
- The existing settlement edge is well defined and integrated into the landscape. The built form on this edge is partly visible but not prominent in the landscape of the LCZ;
- Development on this settlement fringe is constrained by the sloping landform and existing form of the settlement. Any development coming forward in this area would need to have careful consideration of existing landform, landscape features and prominence in views in association with the historic edge related to the church and rectory;
- Efforts should be directed at conservation and enhancement of intrinsic features of the landscape.

### LCZ 2 Harby Southeast



Looking northeast towards the southeast edge of the settlement from Green Lane public byway

<b>LCZ 2: Harby Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge is not prominent in this LCZ. Although the properties are visible from adjacent fields they do not influence the wider landscape and are often well integrated by robust, tall hedgerow boundaries. Modern development has extended along Green Lane within the historic field pattern. It is generally well

<b>LCZ 2: Harby Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	contained by hedgerows and tree planting, with occasional glimpses of red brick seen between vegetation. There are a variety of property types on this settlement fringe, as it has evolved over time.
<b>Topography and skylines</b>	The area consists of flat topography on the low slopes of the Wolds Scarp that rises up to the southeast. Local skylines are defined by the tall hedgerows, with ridgelines visible in skylines to the east and south. Skylines are generally undeveloped and are well treed.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale field pattern associated with the settlement fringe and historic eastern part of the settlement. The legibility of the intimate landscape pattern is susceptible to change. There is an intact cultural pattern that is evident in the local landscape, contained by the robust hedgerows. Some remnant ridge and furrow field systems.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	There has been localised settlement expansion on this settlement edge. This is generally well contained by the strong, linear hedgerow features that help to emphasise the rurality within the landscape. These features are susceptible to development.
<b>Views, visual character and intervisibility</b>	Visual character is relatively contained due to the flat landform and intactness of field boundary hedgerows. These factors reduce susceptibility and sensitivity to development in visual terms. Views are generally short and hedgerows limit opportunities for intervisibility.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to low</b> , due to the contained visual character, the simple landscape pattern and expanded settlement fringe. It is recognised that there are areas of higher sensitivity associated with the ridge and furrow field systems and areas where an intact, small scale landscape pattern persists.

### Landscape guidance/principles in relation to development

4.74 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- The existing settlement edge is staggered and generally well integrated in views towards the village from the surrounding footpath network, by virtue of the flat landform allied with field boundary hedgerows;
- Development of an appropriate layout that takes into consideration the existing landscape features and field systems could be accommodated within this LCZ. Development should not spread out beyond the linear settlement form and should be contained by the strong vegetation boundaries in the LCZ;
- Any development should be small scale and well assimilated. It should seek to achieve a loose, integrated settlement edge, linked with green space provision and the historic landscape;

- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern as part of a local green infrastructure network that links with existing spaces within the village;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 3 Harby South



Looking northwest across large fields to the south of the settlement from the public bridleway

<b>LCZ 3: Harby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A partly exposed historic settlement edge that has more recently been altered by modern infill development to the north of the road. Brick built cottages have been extended to the south of the road and are often conspicuous. Properties to the north of the road are better integrated by surrounding hedgerow boundaries and tree planting within gardens and along remnant enclosure boundaries. The settlement is generally inward looking, with limited relationship to the landscape to the south.
<b>Topography and skylines</b>	The area consists of flat topography, with relatively low susceptibility to change in these terms. Undeveloped skylines to the south are important characteristics within the vale, which would be sensitive to change.
<b>Landscape scale and pattern including cultural pattern</b>	An intact, historic medium scale field pattern containing extensive areas of ridge and furrow extends to the south of the village. These aspects are susceptible to change due to the potential for impact upon their legibility as landscape elements and in relation to the historic edge of the settlement. There are few distinctive features in this simple, agricultural landscape.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple, repetitive landscape that has a remote rural character. The openness of the LCZ and sense of rural character are susceptible to change arising from residential development. It is a tranquil landscape that has few intrusions.
<b>Views, visual character and intervisibility</b>	Due to the open vale character there are instances of prominent views out of the settlement and intervisibility with the LCZ and Wolds Scarp to the south. Expansive views are sensitive to change.

<b>LCZ 3: Harby South</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium to high</b> due to the generally expansive nature of the landscape and little topographic variation that contains some distinctive features including ridge and furrow, historic hedgerow boundaries and prominent views out of the settlement. The settlement edge is prominent in part although well assimilated by surrounding vegetation. There is a positive approach to the village from the south, which provides an important setting to the village in contrast to the open character of the surrounding fields.

### Landscape guidance/principles in relation to development

4.75 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the exposed character of the landscape and intervisibility with the vale, the ability to accommodate residential development on this edge is limited;
- The existing settlement edge is generally well integrated in views across the expansive, low-lying vale landscape of the LCZ. It is occasionally prominent in the approaches from the south by virtue of the flat landform although existing hedgerow boundaries reduce this in part. Any development brought forward at this settlement fringe should have consideration of this edge character;
- The historic linear form of the village is apparent in this LCZ. Any development should be of an appropriate scale, contained by existing landscape features and should be well integrated with the landscape pattern. It should achieve a gradation of density on this settlement fringe and should not detract from the positive approach to the village;
- Efforts should be concentrated upon conserving and enhancing aspects of the historic field pattern as part of a local green infrastructure network that links with existing spaces within the village;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 4 Harby Southwest



Looking north across large, gently sloping fields to the southwest of the village from Hose Lane

<b>LCZ 4: Harby Southwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The western edge of the settlement is evident in views on the approach to the village from the south along Hose Lane. Properties are generally assimilated by surrounding trees and hedgerow vegetation and the treed character of the settlement is evident from the southern village approach. Agricultural built form is more conspicuous on the northwest extent of the village, outside of the main settlement boundary. This settlement edge is generally well integrated, with some modern properties more conspicuous on the southern edge. Modern properties are generally lighter brick (as opposed to red brick of the more traditional properties) or with white render. Trees are a key feature on this settlement fringe.
<b>Topography and skylines</b>	The primarily flat topography of the vale extends around this western extent of the village. The landform is locally undulating across the fields. Riparian planting along the boundaries of the LCZ interrupt the landform to the west of the settlement. Views out of the village are across the flat landform towards the Wolds Scarp ridgeline that forms the skyline to the south. Vegetation along field boundaries punctuates these primarily undeveloped skylines.
<b>Landscape scale and pattern including cultural pattern</b>	A small to medium scale field pattern that increases in scale as it extends south and west of the village. Smaller paddocks line the village fringe and extend along Colston Lane. Field size is larger, farther from the village edge and contained by the riparian planting. Historic enclosure patterns are evident as robust hedgerows across the flat landscape and mature trees associated with the settlement edge and Grantham Canal.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A relatively diverse landscape is created by the land use and land cover around this settlement fringe, with agricultural and industrial features glimpsed on the farthest extents of the LCZ, residential properties visible amongst the overall treed settlement character and the contrast of the strong, linear hedgerows dividing the fields outside the settlement boundary. A settled landscape with an overriding agricultural character.
<b>Views, visual character and intervisibility</b>	The settlement fringe has a generally contained visual character. There are, however, occasional expansive views out from the settlement edge across the vale landscape towards the ridgeline in the south. Views across the LCZ towards the settlement edge are clear and open, creating a sense of arrival in the village on the approach from the south. There is some susceptibility of these views to change.
<b>Overall landscape sensitivity: Judgement and comment</b>	The overall sensitivity of the LCZ fringe to residential development is <b>medium</b> due to the generally medium scale and intact landscape that experiences a level of intrusion from modern farming practices. The settlement fringe is partly integrated, with properties assimilated by surrounding tree vegetation, which creates a defined edge to the settlement and establishes the overriding treed character as experienced in views when approaching from the south.

## Landscape guidance/principles in relation to development

4.76 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is opportunity to accommodate some sensitively designed, small scale development in proximity to the settlement edge and along Colston Lane; avoiding extending too far south and eroding the approach to the settlement and considering existing landscape boundaries such as hedgerows, which contribute to the setting of the settlement fringe;
- Development should be of an appropriate scale and vernacular, and should contribute to the existing assimilated and landscape sensitive settlement edge that is contained in part by existing landscape features that buffer the settlement extents;
- Any development should achieve a gradation of density to the outer edges and aim to maintain a positive gateway/visual approach to the settlement with a porous (as opposed to blanket screened) landscape edge as existing. This should be tied in with reduced building height and density to reduce perception of built mass, and a simple materials palette of local brick;
- Green space and existing footpaths should be incorporated within any proposals and link through the village;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

### LCZ 5 Harby Northwest



Looking south into enclosed grazing land on the northwest of the village, from the towpath

<b>LCZ 5: Harby Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A positive approach is created along Langar Lane from the north, whereby the settlement edge is well integrated by landscape structure. The built edge of the settlement is screened from the wider landscape and contained by riparian planting along the Grantham Canal, which is a prominent feature on approaching the village from the north. Elements of built form are glimpsed on the road approach to the village but not extending west.
<b>Topography and skylines</b>	The topography is gently undulating and sloping up from the Grantham Canal toward the built edge. There is little landform

<b>LCZ 5: Harby Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	variation and as such relatively low susceptibility to change arising from residential development in these terms. Ridge and furrow undulations are evident across the fields. Skylines are predominantly undeveloped, with scattered built form associated with agricultural land uses. Due to the expansive nature of views to the north scattered villages and farmsteads are visible across the landscape.
<b>Landscape scale and pattern including cultural pattern</b>	An intricate, small scale landscape pattern of intact, intimate fields adjacent to the settlement edge. These are mainly pastoral fields / meadows as well as extended back gardens, and include remnant areas of ridge and furrow. Modern agricultural development and associated screening vegetation has eroded the character of the LCZ in part. Legibility of the intact landscape elements is susceptible to change.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	This is an essentially rural and lightly settled landscape associated with the filtered western extents of the village. The tranquillity of the landscape has been partly eroded by agricultural and former light industrial land uses along Colston Lane. It is a generally contained landscape used as paddocks and back gardens within the historic field pattern.
<b>Views, visual character and intervisibility</b>	Views are predominantly contained within the LCZ by surrounding vegetation. Hedgerow and tree planting along the boundary to the Grantham Canal obscures views into the LCZ from the tow path and restricts views out to the expansive landscape beyond. Hedgerows and trees along Colston Lane also restrict visibility across the area.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium</b> due to the well integrated and defined settlement edge associated with the Grantham Canal that in turn contributes to the enclosed visual character that has low sensitivity to changes. Elements of this LCZ including the intact and historic field pattern are sensitive to residential development. The contained nature and little topographic variation of this LCZ reduces the sensitivity.

### **Landscape guidance/principles in relation to development**

4.77 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Due to the contained visual character of this LCZ, development could be accommodated in this LCZ. It would need to be designed to respect the identified sensitive features and landscape pattern where appropriate;
- Although separated from the existing built edge of the village, the former dairy site offers a contained landscape space that could accommodate small scale, low density development within the existing established boundaries. Any development should be appropriate to its setting, having consideration of the historic edge of village character and adjacent land uses;

- The existing settlement edge is well integrated in views towards the village from the north, due to the prominence of the riparian planting along the Grantham Canal that forms the extent of the settlement. With this in mind any development brought forward in this LCZ should have consideration of the existing contained character of this settlement edge;
- Any development should be of an appropriate scale, contained by existing landscape features and should not detract from the existing gateway/approach to the village from the north;
- A landscape strategy should be concentrated upon conserving and enhancing aspects of the historic and riparian landscape pattern as essential parts of a local green infrastructure network to link spaces through the village with the Grantham Canal as a recreational route.

## LCZ 6 Harby North



Looking south across enclosed paddocks on the north edge of Harby from the public footpath

<b>LCZ 6: Harby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge which forms the western interface with this LCZ is mostly integrated by virtue of garden boundary vegetation, hedgerows and trees. This is strengthened by the field boundary hedgerows on the eastern edge of the LCZ. The LCZ consists of paddocks at the rear of properties along Langar Lane, which are bound by hedgerows and trees along the northern boundary with the Grantham Canal.
<b>Topography and skylines</b>	The topography is gently sloping down from the historic edge of the settlement where the church is located to the Grantham Canal. There is little landform variation and as such relatively low susceptibility to change arising from residential development in these terms. Skylines experienced within the LCZ are generally influenced by vegetation interspersed with properties.
<b>Landscape scale and pattern including cultural pattern</b>	This is a small scale, generally intimate and simple landscape that provides separation between the built settlement edge and the expansive, sloping LCZ 1 to the east. Hedgerow boundaries are generally intact although the landscape pattern has been altered over time by properties established along Langar Lane and changes to land use.
<b>Aesthetic and perceptual</b>	A gently sloping landscape that is contained by high hedgerows.

<b>LCZ 6: Harby North</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>quality including landscape experience and tranquillity</b>	An essentially rural, pastoral landscape that has a level of tranquillity due to the enclosed nature of the space. Due to the visibility of the properties along Langar Lane the LCZ has a settled character and relationship with the built form.
<b>Views, visual character and intervisibility</b>	Due to the surrounding hedgerow boundaries, the LCZ has a contained visual character with limited views into and out of the area. There is little intervisibility with adjacent and surrounding landscape. There is some intervisibility in relation to the approach to the church along the southern edge of the LCZ, although vegetation largely contains the church in views.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is <b>medium to low</b> due to the contained visual character and the relatively simple landscape with little topographic variation. The settlement fringe is partly integrated, with properties assimilated by surrounding tree vegetation. The hedgerows around the LCZ further contain the settlement edge and create an intimate landscape.

### Landscape guidance/principles in relation to development

4.78 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- This LCZ is visually and physically connected to the settlement edge and offers some opportunity for development by virtue of its contained character created by surrounding hedgerows;
- The eastern extent of the LCZ is contained by a mature, tall hedgerow that should be retained and enhanced as part of a landscape strategy associated with any development brought forward in this area;
- Any development should be of an appropriate scale, density and layout having regard of views towards the village on the approach from the north and the experience of the existing village gateway/edge. It should achieve a gradation of density to the outer edges and aim to create a porous landscape edge;

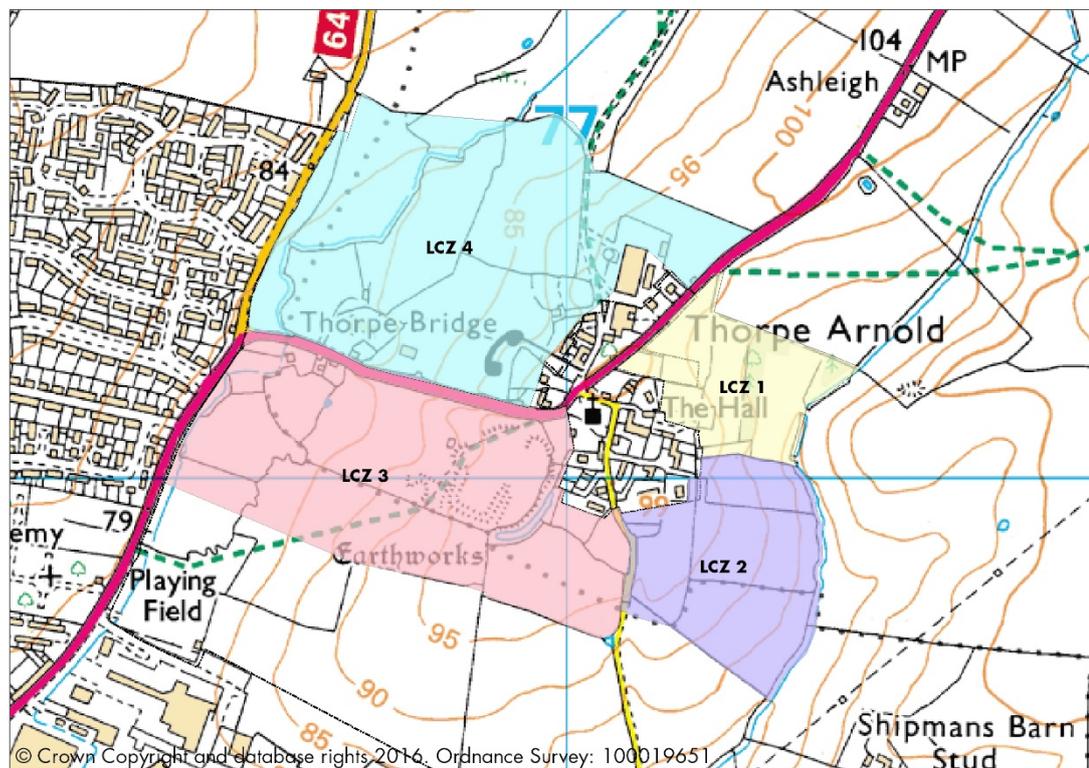
Development should have consideration of the existing landscape pattern and features through an appropriate layout and design. This should be tied in with suitable building height to reduce perception of built mass on this settlement fringe.

## Thorpe Arnold

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<b>2006 LCA (Landscape and Historic Urban Character Assessment Report): Character area context and summary descriptions from the LCA report</b>	<b>2014 Landscape Sensitivity Study: LCU context, plus key strategic landscape and visual sensitivities</b>
<p><u>Area 16: Farmland Patchwork:</u> "A gently rolling lowland mixed farmland landscape with a distinct patchwork of small to medium scale regular shaped pastoral and arable fields with blocks of game cover and small woodlands".</p> <p><u>Area 20: Melton Farmland Fringe:</u> "A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational".</p> <p>Distinct Characteristics are:</p> <ul style="list-style-type: none"> <li>• Rolling landscape of fields and hedges;</li> <li>• Mixed pasture and arable land;</li> <li>• Clear distinction between urban edge and countryside;</li> <li>• Housing estates remain unscreened;</li> <li>• Some industrial and other land uses (e.g.MOD).</li> </ul> <p>NB. The landscape around Thorpe Arnold is not assessed in detail in the 2006 LCA or the 2011 update.</p>	<p><u>LCU 13: Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland:</u></p> <ul style="list-style-type: none"> <li>• Landscape influenced by game shooting in the west, with blocks of trees, woodland, game cover crops;</li> <li>• Areas of intensively farmed, large scale open landscape;</li> <li>• Past field enlargement through hedge and woodland removal;</li> <li>• Pattern of historic landscape still evident in places.</li> </ul> <p><u>LCU 15: The Leicestershire Wolds: Melton Farmland Fringe:</u></p> <ul style="list-style-type: none"> <li>• Rolling landscape of fields and hedges;</li> <li>• Mixed pasture and arable land;</li> <li>• Clear distinction between urban edge and countryside;</li> <li>• Housing estates remain unscreened;</li> <li>• Some industrial and other land uses (e.g. MOD);</li> <li>• Urban influence of Melton Mowbray.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Thorpe Arnold East



Looking west across the riparian valley and small paddocks from within the village hall car park and cemetery

<b>LCZ 1: Thorpe Arnold East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	An occasionally exposed settlement edge with modern red brick properties visible between the trees that indicate the entrance to the settlement. Older properties including the church and three storey Georgian property are visible over the modern settlement edge. There is no real 'gateway' to the village as approached from the north along the fast moving A607. Settlement backs onto the LCZ and the exposed edge offers mitigation and enhancement potential. There are aspects where a better integrated settlement edge (associated with the historic part of the village) persists due to structural vegetation associated with field boundaries and a watercourse. These would be sensitive by virtue of their existing integration.
<b>Topography and skylines</b>	Undulating valley topography, sloping down from the road towards the narrow valley of the tributary stream that bounds the village to the east. Skylines are predominantly undeveloped and well vegetated, with human influences such as electricity pylons and occasional agricultural barns.
<b>Landscape scale and pattern including cultural pattern</b>	This is a small scale landscape with a tight structure created by riparian and boundary vegetation combined with the undulating contours. The small fields are primarily enclosed by hedgerow boundaries with some post and wire fencing to sub-divide the paddocks. A level of intimacy is created by the mature hedgerow and riparian planting across the undulating landform. The pattern of vegetation cover is susceptible to change associated with residential development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A simple, remnant enclosure pattern persists although has been altered in part by modern intrusions associated with residential land uses, cemetery and horsey culture practices. Although some modern settlement is apparent (exposed development edge between tree blocks), other aspects contribute to the distinctly rural edge of the village (robust hedgerows and treed edges). Overall this is a landscape of variable susceptibility to change, in relation

<b>LCZ 1: Thorpe Arnold East</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	to aesthetic qualities and a moderate level of tranquillity.
<b>Views, visual character and intervisibility</b>	A partly open visual character by virtue of the sloping landform and relationship to larger scale field network to the north. Views from within the LCZ are occasionally expansive, looking out over the valley to rising, rolling fields beyond. There is intervisibility of the LCZ with both the wider landscape to the north and east, and historic built form that is visible over the modern settlement boundary.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium</b> . The existing settlement edge is exposed in part and this could be mitigated through small scale development with appropriate landscaping on this edge. The valley contours are apparent and the watercourse forms a clear limit to the settlement. The landscape pattern has been altered by modern development and important features should be conserved through further development. It is recognised that aspects of this LCZ are more exposed and are more susceptible than others.

### Landscape guidance/principles in relation to development

4.81 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is opportunity to accommodate some sensitively designed, small scale development in proximity to the existing settlement that takes into consideration the existing, intact landscape features and is designed to improve the approach to the village from the north and soften the settlement edge;
- Any development should seek to improve the connection between this edge and the village centre and facilities;
- Development in this LCZ would be in part limited by landform, and should be established in proximity to the existing settlement edge;
- New development should have consideration of the visibility of the settlement edge and incorporate appropriate planting mitigation measures that relate to existing hedgerows and trees across the adjacent landscape;
- Given the interface with the wider agricultural landscape, lit settlement edges should be avoided as far as possible.

## LCZ 2 Thorpe Arnold Southeast



Looking west across large fields towards the eastern settlement edge from the farm track to Brentingby Lodge

<b>LCZ 2: Thorpe Arnold Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	The settlement edge on this LCZ fringe is defined by a dense line of trees that is punctuated by built form. Modern red brick properties stand out on this edge, with older properties more obscured by trees and only their rooflines observed. The settlement as a whole is well integrated although evidenced by the large group of trees established in the wider, expansive landscape. This settlement fringe is defined by the mature vegetation that encompasses and filters through the village.
<b>Topography and skylines</b>	The topography of the LCZ slopes down away from the settlement edge to the narrow valley of the watercourse, before rising up beyond this to the east. Skylines are largely undeveloped save for occasional prominent structures to the south such as electricity pylons. Elsewhere, including around this southern settlement edge, skylines are of a treed character and would be sensitive by virtue of the perceived and relative absence of built form.
<b>Landscape scale and pattern including cultural pattern</b>	A simple field pattern of small to medium scale that increases farther south and east of the LCZ due to agricultural practices. Fields adjacent to the settlement are small scale and remnant of historic enclosure patterns. Hedgerow boundaries and riparian planting along short stretches of the watercourse define the field enclosure.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A relatively simple landscape, of small pastoral fields on the settlement edge linking to medium to large scale arable fields beyond. The fields have a partly intimate character associated with the mature hedgerow boundaries that enclose them. This is a simple agricultural landscape with a level of tranquillity with some intrusion by arable farming practices to the east. A lightly settled landscape that is screened from modern development to the south.
<b>Views, visual character and intervisibility</b>	A generally enclosed visual character, contained by mature hedgerow boundaries in the locality of the settlement fringe. Views from within the LCZ are primarily focussed upon the settlement fringe with occasional expansive views out across larger, sloping fields to the east.

<b>LCZ 2: Thorpe Arnold Southeast</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ fringe to residential development is <b>medium to high</b> due to the sloping landform, generally well integrated vegetated settlement fringe and occasionally prominent views in and out of the LCZ. The valley contours are apparent and the watercourse forms a clear limit to the settlement. Parts of the LCZ have an enclosed visual character and relate to the existing built edge. It is recognised that aspects of this LCZ are more exposed and are more susceptible than others.

### Landscape guidance/principles in relation to development

4.82 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is opportunity to accommodate some sensitively designed, small scale development on the southeast edge of the village and contained by existing vegetation in order to limit visibility of a built edge in the wider, open landscape to the east;
- The LCZ has a strong rural character, that any development coming forward should have regard for in its design and layout;
- The existing treed character of the village, particularly in relation to the ridgeline of the village when viewed from the east, should be conserved and enhanced where appropriate through any development proposals;
- Development should not extend onto the lower, more exposed slopes towards the watercourse and should seek to achieve a gradation of density to the outer edges along Lag Lane;
- Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences.

### LCZ 3 Thorpe Arnold Southwest



Looking west across historic earthworks, from the edge of Thorpe Arnold towards Melton Mowbray

<b>LCZ 3: Thorpe Arnold Southwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	A well integrated, inconspicuous settlement edge evident only by the line of trees along the ridgeline as viewed from the edge of Melton Mowbray and from the public footpath up the slopes. The treed character of the settlement prescribes the character of the settlement fringe and only glimpses of built form are achieved. The LCZ is influenced by the historic earthworks that are evident around the settlement fringe.
<b>Topography and skylines</b>	A distinctly undulating landscape with moderately steep slopes down from the settlement edge towards Melton Mowbray. Local variation and undulating landform associated with historic earthworks on the upper slopes, on the settlement fringe. The western skyline is developed in character, whilst the eastern horizon on which Thorpe Arnold is sited is wooded in character.
<b>Landscape scale and pattern including cultural pattern</b>	A medium scale cultural pattern of enclosure extends west from the settlement fringe. This includes lush pastoral and riparian landscape features on the upper and lower slopes respectively. The LCZ is divided by remnant field boundaries and hedgerows, and contains remnant earthworks. These layers of landscape features accentuate the gap between the wooded edge of Thorpe Arnold and more exposed edge of Melton Mowbray (as per the AOS assessment in Part 1 of the study).
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A clearly rural character and landscape experience across the valley slopes. There is a relative sense of tranquillity, albeit with some intrusion from settlement edges and commercial units on the fringes of Melton Mowbray. Vegetation across the upper slopes and earthworks creates an intimate character on the upper slopes in combination with the wooded settlement edge.
<b>Views, visual character and intervisibility</b>	This varies across the LCZ with some views along the upper slopes contained by vegetation combined with undulating landform. However, there are expansive views to the west achieved from these upper slopes; influenced by the settled area of Melton Mowbray.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is judged to be <b>high</b> by virtue of the historic character of the slopes and the landscape function in providing separation between the wooded edge of Thorpe Arnold and modern development on the edge of Melton Mowbray. The historic and intricate landscape pattern on the upper slopes is highly sensitive to residential development.

### Landscape guidance/principles in relation to development

- 4.83 The following strategic landscape principles are provided in relation to potential development within this LCZ:
- Due to the sense of separation established by the wooded edge to the settlement, combined with the sensitivity of this historic landscape and its role in providing separation between settlements, development should be avoided in this LCZ;

- The existing settlement edge is well integrated and there is limited potential to accommodate further residential development in this LCZ without fundamentally altering the historic character;
- It is recommended that the LCZ is conserved as an integral part of a local green infrastructure network and to maintain separation between Thorpe Arnold and Melton Mowbray (refer to Area of Separation assessment in Part 1 of the study).

### LCZ 4 Thorpe Arnold Northwest



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

<b>LCZ 4: Thorpe Arnold Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
<b>Settlement and settlement edge character, mitigation and enhancement potential</b>	This settlement edge is defined by agricultural characteristics. It is a loosely developed edge that is partly integrated by virtue of the land uses. Red brick, low level properties extend out down the contours from the historic settlement line. Larger, white rendered farmhouse properties stand out on higher contours, between the treed settlement edge. Overall a sensitive and intact development edge, contained in part by historic field enclosure boundaries. Modern expansion of the farm on the northern edge of the village has altered this historic edge, relating to the more expansive arable landscape to the north.
<b>Topography and skylines</b>	A distinctly undulating tributary valley landscape that slopes down from the settlement edge of Thorpe Arnold towards Melton Mowbray. The western skyline is developed in character, whilst the eastern horizon on which Thorpe Arnold is sited has a wooded character.
<b>Landscape scale and pattern including cultural pattern</b>	A small scale and relatively intricate landscape and cultural pattern. Undulating landform encompasses the built form and is overlaid by a complex pattern of vegetation along field boundaries and roads, around the settlement fringe and associated with the farm. This creates an intimate character that has some susceptibility to residential development.
<b>Aesthetic and perceptual quality including landscape experience and tranquillity</b>	A clearly rural character and landscape experience within the intimate, small scale valley landscape to this settlement edge. This quality and relative sense of tranquillity helps define the sense of separation between Thorpe Arnold and Melton Mowbray. There is some intrusion from the large farm on this settlement fringe. It is a

<b>LCZ 4: Thorpe Arnold Northwest</b>	
<b>Criterion</b>	<b>Sensitivity to residential development: Commentary</b>
	lightly settled landscape that has a strong relationship to the agricultural history of the landscape.
<b>Views, visual character and intervisibility</b>	Some visual containment and filtration due to the small scale and vegetated landscape. More expansive views are achieved from the upper slopes on the more open northern edge of the LCZ, looking north along the valley slopes and west towards Melton Mowbray. Undeveloped ridgelines are prominent to the north, with the settled area of Melton Mowbray distinct in views to the west.
<b>Overall landscape sensitivity: Judgement and comment</b>	Overall landscape sensitivity of this LCZ to residential development is judged to be <b>medium to high</b> by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.

### Landscape guidance/principles in relation to development

4.84 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- Some small scale development could be accommodated in this LCZ, in proximity to the existing settlement and not spreading west down the contours beyond existing building lines. The elevated landform of the settlement edge limits the extents of development, due to potential prominence in views and impact on the landscape character
- Any development should have consideration of the existing loose textured settlement edge and layout of built form. It should be contained by existing landform and features, and not encroach on the Area of Separation (as assessed in Part 1 of the study), in order to maintain the ridgeline settlement character that persists;
- Given the interface with the wider landscape, lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences.

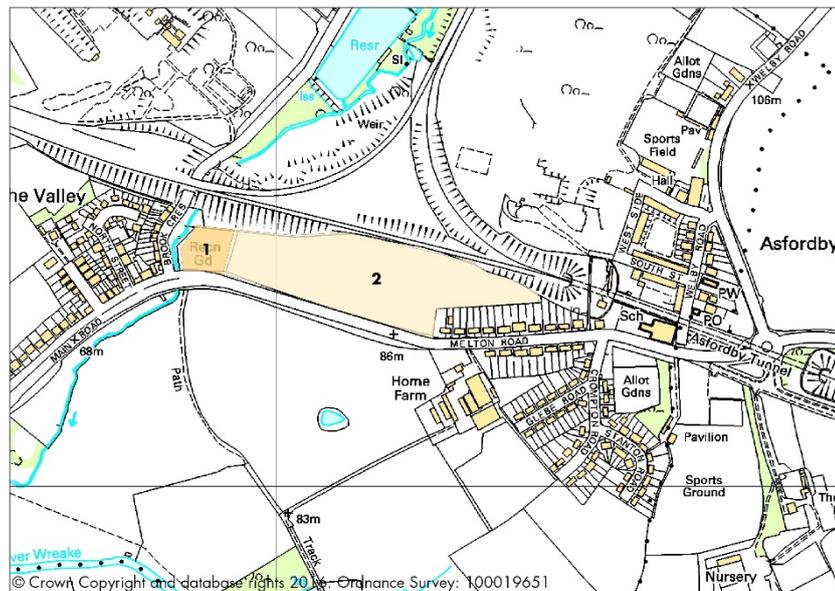
## **Group 3 Settlements:**

- 4.85 Settlements covered by just one output i.e. Local Green Space.
- Asfordby Valley

## Asfordby Valley

### Local Green Space Assessment

- 4.86 Two additional Local Green Spaces have been put forward through consultation within the settlement of Asfordby Valley (see table overleaf for full analysis).



- 4.87 The strength of appropriateness for spaces being protected as Local Green Space, in line with the NPPF, is determined through consideration of the space against the assessment criteria (see Table 3.5).
- 4.88 The spaces in Asfordby Valley are not considered to meet the established criteria for designation as a Local Green Space.



Recreation ground with field extending east beyond

- 4.89 The spaces are on the edge of the settlement, between Asfordby Valley and Asfordby Hill. Together they form an extensive tract of land that currently separates the villages.
- 4.90 The recreation ground (No.1) is evidently a valued open space with moderate accessibility across a footbridge from the roadside. It is not connected to the village as a whole; situated

on the settlement edge away from the majority of residential dwellings. The space is overlooked by properties along one side and is partially exposed on the settlement edge.

- 4.91 The recreation ground is of a small scale, enclosed by the siding and tree planting to the north and hedgerows to the south and east. The space has a recreational purpose but limited functionality beyond this. There is potential to increase the functionality of the site and community and ecological value through other site uses.
- 4.92 The field (No.2) is experienced as a tract of land that relates to the wider landscape. It is separated from the village by the recreation ground and field boundary hedgerow. This space has limited functionality and is not suitable for Local Green Space designation, but could be safeguarded through policy where appropriate.

Site Reference	Community			Value - Signs of positive use and management			Character			Functionality & Value		Rating (1-3) and summary	Proposed Strategy		
	Proximity and accessibility	Strong	Moderate	Weak	Yes	Some	No	Relationship to settlement /focus for settlement and quality	Strong	Partial	Poor			Range of green infrastructure/greenspace functions (social/envt)	Strong (3 functions+)
1 Recreation ground		✓			✓		✓					✓		<b>2</b> <b>Provides for formal recreation associated with play equipment and local football pitch. Partly overlooked by terraced properties on the east edge of Asfordby Valley and enclosed by woodland to the north. It is evidently used for recreational purposes. It is remnant of the historic field enclosure associated with the Holwell Works siding. The site has potential for improved use and increased value, through greater functionality.</b>	<b>Enhance</b>
2 Field			✓			✓				✓		✓		<b>3</b> <b>A long field extending from the edge of</b>	<b>Enhance / manage</b>

Site Reference	Community						Character			Functionality & Value		Rating (1-3) and summary	Proposed Strategy
	Proximity and accessibility			Value - Signs of positive use and management			Relationship to settlement /focus for settlement and quality			Range of green infrastructure/greenspace functions (social/envt)			
	Strong	Moderate	Weak	Yes	Some	No	Strong	Partial	Poor	Strong (3 functions+)	Potential to improve		
												<p><b>Asfordby Valley recreation ground to the settlement edge of Asfordby Hill. It is not publically accessible, has no recreational or ecological value and is not designated. It is an extent of land that is remnant of historic field enclosure in association with the Holwell Works siding and partially contributes to the setting of the settlement.</b></p>	

## 5 Summary and Policy recommendations

### Aims and objectives of spatial planning policy; intention of the recommendations

- 5.1 As per Part 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>18</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 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>18</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 proformas in the separate supporting annexe.

- 5.3 The above 'tests of soundness' point to the need for, inter alia, a clear link between policy formulation and underlying evidence. This and the above points are reinforced at paragraph 182 of the NPPF<sup>19</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 both parts of this study are 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 Sustainability Appraisal baselines. Accordingly, the following may be useful:
- The policy review/context in section 2 may provide useful information for any Sustainability Appraisal of Plans, Policies or Programmes. It may also be helpful for those carrying out the Sustainability Appraisal to check whether Local Plan policies are in line with national policy;
  - The local level landscape characterisation for the settlements on which this study focusses is set out at section 4, with the strategic landscape framework also presented at Figures PLO3-1 and PLO3-2, and in the up front section of each settlement profile at section 4, and for the relevant Areas of Separation assessed in that section;
  - The assessment of the settlements and areas against the assessment criteria is presented in section 4;

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<sup>19</sup> CLG, 2012

- Relevant spatial planning and development siting/broad brush design and management guidance (to also aid strategic Development Management decisions) is provided in relation to the settlement area profiles for the landscape sensitivity analyses at section 4;
- Summaries in relation to the review of the candidate Local Green Space is provided at section 4.

### 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 agreed settlements (as detailed in section 3 of Part 1 and Part 2);
- 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
<b>Old Dalby – Old Dalby Trading Estate</b>	Identified through consultation on the Local Plan Emerging Options (Draft Plan)	<p>Old Dalby is nestled within the surrounding contours associated with the escarpment. The landscape to the north and northwest is flatter and has a more open character, particularly when viewed from the escarpment slopes. The area has a generally treed character, particularly encompassing built form and settled areas. The perception of the built edge of Old Dalby is limited from within the AOS. The railway embankment separates the rural character associated with Old Dalby from the trading estate. In views from the Midshires Way and the escarpment the village and trading estate are more conspicuous, as is the existing gap between them.</p> <p>It is appropriate for an AOS to be put in place in this area, in order to separate the village and trading estate. The AOS would prevent the settlement of Old Dalby extending east into the open, flat landscape at the foot of the escarpment and would retain the existing settlement identity. Although the railway embankment provides physical separation of the developed areas, it is not sufficient on its own to safeguard the tranquil and existing contained character of Old Dalby. However, it does assist in defining the sense of separation and retaining the character of the village nestled in the valley bowl.</p>

Area	Origin	Recommendations
		<p><b>Recommendation: Retain</b></p> <p>The area is considered to be sensitive to development and important for maintaining the individual character of the two development areas. Figure N0318-1 PL04 demonstrates the area to be considered in making planning decisions.</p>
<p><b>Queensway – Old Dalby Trading Estate</b></p>	<p>Identified through consultation on the Local Plan Emerging Options (Draft Plan)</p>	<p>The two developed areas are characterised by their different purposes and land uses, as a former MOD settlement and a trading estate. There is limited intervisibility between the two areas by virtue of the well treed landscape at the base of the escarpment slopes. The character and landscape setting of the settlement has been eroded and there is little community focus. There is potential for the small scale landscape of the MOD land to absorb appropriately designed development with sensitive landscape edges; in association with the existing settlement edge and set within the vegetation. The existing vegetation through the surrounding area should be retained and would prevent the development from extending too far west to the edge of the trading estate.</p> <p><b>Recommendation: Not required</b></p> <p>The area is considered to have limited sensitivity to development; particularly the northern part within the MOD land. The area contains a variety of features including existing vegetation that limits the physical and visual relationship of the settlement and the trading estate. It is not necessary to designate this area.</p>

### 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 Area of Separation (as shown on figure M0318-1 PL04) has 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 ten 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 analysis plus landscape design and management and development siting guidance can be found in the profiles at section 4.

### **Great Dalby**

- 5.13 The intimate, historic character of the small scale landscape that surrounds much of the settlement edge is susceptible to development and should be conserved where appropriate. However, due to the visual containment this landscape has some potential to accommodate small scale, low density development in proximity to the existing settlement, in line with guidance in section 4. The distinctive rising topography to the north is most susceptible to development particularly in relation to potential visual intrusion due to existing intervisibility with surrounding landscapes. The loose texture of the existing settlement fringe and intact enclosure patterns are susceptible to change and should be reflected in any proposals coming forward. Any development should also have consideration of views on the approaches to the village from the northeast and southeast; where more modern existing development is seen on rising landform in the village core and on the northeast village edge. There is potential for small scale development in proximity to the existing built form, within the more visually contained landscapes to the east and west of Main Street. Any development in this area should have consideration of the guidance provided in section 4 and should be well integrated within the valley landscape that characterises the current settlement form.

### **Hose**

- 5.14 Intact areas of small scale landscape character and medieval ridge and furrow field systems to the east and south are sensitive and vulnerable to residential development. A positive gateway to the settlement from the south is also sensitive to development on this edge. The western settlement edge has a degree of development potential, in particular on the former works site. Although due to the openness of the adjacent landscape and eroded local character is visually sensitive and requires appropriate mitigation and enhancement. There is also potential for development to the northwest fringe, that could contribute to a more positive settlement approach from the north. Any development in this area should have consideration of the guidance provided in section 4 and should be well integrated within the vale landscape.

### **Kirby Bellars**

- 5.15 A highly sensitive landscape to the north and east of the village by virtue of landform and historic legacy associated with the former priory landscape and earthworks across the landscape. The visually contained, small scale landscape to the west of the settlement has the potential to accommodate development of an appropriate scale and layout, in line with guidance in section 4 having consideration of susceptible landscape features. The A607 and associated vegetation provides a degree of separation between the village and landscape to the south. However, some small scale development could be accommodated on the lower slopes along the road to the west, in association with existing built form and conserving landscape features in line with guidance in section 4.

### **Old Dalby**

- 5.16 The village is surrounded by varied, sensitive and often visually prominent landscapes. The sloping, historic parkland landscape to the south of the settlement is highly susceptible to change, particularly due to the separation of this landscape from the settlement by robust tree line. A positive gateway to the settlement is formed by the low-lying landform and treed edge character along Old Dalby Lane from the east, and this landscape contributes to the perception of separation between Old Dalby and the trading estate. Whilst the sloping landform to the west is sensitive there is opportunity for small scale development, in proximity to the existing settlement and contained by landform and features, that could contribute to a better integrated edge.

### **Queensway**

- 5.17 The existing settlement edge is generally well assimilated by hedgerow and tree planting around the settlement edges and across the adjacent landscape. The intact, medium scale landscape to the east and more enclosed landscape on the lower slopes of the ridgeline to the south, are susceptible to development and should be conserved. Due to potential for visual prominence, development would not be appropriate in LCZs 2, 3 or 6. Development to the south of Old Dalby Road is not recommended due to the sense of separation from the main settlement and historic legacy of this landscape. There is opportunity for sensitively designed development established within the parkland setting, to be accommodated to the west of Queensway. Development should be well contained and have a loose layout to retain the parkland character and loose settlement edge.

### **Scalford**

- 5.18 The tight, historic character of the small scale landscape on the western fringe of the settlement is most susceptible to development and should be conserved. The landscapes to the south and east of the village have potential to accommodate some small scale, low density development in proximity to the existing settlement, in line with guidance in section 4. The loose texture of the existing settlement fringe and intact enclosure patterns are susceptible to change and should be reflected in any proposals coming forward. Any development should also have consideration of views on the approaches to the village from the south and west; where the existing development is seen concentrated on slopes rising north out of the valley, and not sprawling beyond the defensible boundary of the railway embankment and riparian

vegetation.

### **Ab Kettleby**

- 5.19 The existing settlement edge is predominantly well integrated and not visually conspicuous in the surrounding landscape by virtue of surrounding undulating and sloping landform and vegetation across the landscape. Sensitivity of the settlement fringes varies around the settlement with the most susceptible to change being the east and southeast particularly in association with the historic edge and views of the church from the south. Due to the visually enclosed character created by existing robust field boundaries and vegetation structure, there is 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, to the north and southwest fringes of Ab Kettleby.

### **Gaddesby**

- 5.20 Intact areas of estate landscape character and ridge and furrow field systems to the east and northeast are sensitive and vulnerable to residential development. A positive gateway to the settlement from the southeast is also sensitive to development on this edge, particularly in relation to clear views of the church. The western settlement edge has a degree of development potential by virtue of visual containment by existing vegetation structure around fields and gardens in proximity to the built edge. There is also potential for development to the northwest fringe that could contribute to a more positive settlement approach from the north through appropriate mitigation planting to better integrate the existing edge. Any development in this area should be small scale, in proximity to the existing settlement edge and contribute to the treed village character; taking into account the guidance provided in section 4 and in order to be well integrated within the valley landscape.

### **Harby**

- 5.21 A defensible settlement edge is created by vegetation around the churchyard and historic fringe to the northeast, which limits development growth in this direction. The outward looking residential edge and positive approach to the southern edge of the village is also sensitive to development. There is 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, in the visually contained landscapes on the northwest and southeast fringes of Harby.

### **Thorpe Arnold**

- 5.22 The landscape surrounding Thorpe Arnold is susceptible to residential development. In particular, the historic landscape to the southwest is highly sensitive by virtue of landform, woodland separation from the settlement, visual sense of prominence and historic earthworks. Development should be avoided on this landscape edge. There is potential to accommodate some small scale development in close proximity to the existing settlement edge and contained by landscape features, in line with guidance in section 4. Due to the location of the settlement on the ridgeline, its form is often conspicuous in views. The existing settlement fringes are characterised by woodland and tree coverage. Any development should not alter this

character and should be contained to the existing setting of the village.

### **Recommendations for emerging local planning policies**

- 5.23 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.
- 5.24 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**

- 5.25 The detailed assessment and summary findings are set out in section 4. (NB. Detailed pro formas setting out the findings in relation to the individual existing protected open areas and candidate local green spaces for Part 1 are presented in the separate annexe (Annexe 1)).
- 5.26 The principal output for this part of the study (predominantly contained in Part 1) was the identification of sites that are suitable for designation as Local Green Spaces, in line with the criteria in table 3.5.
- 5.27 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.
- 5.28 In relation to this Part 2 of the study, the candidate Local Green Spaces do not meet the criteria for designation as a Local Green Space. There are various spaces recommended within Part 1 of the study.

### **Recommendations for emerging local planning policies**

- 5.29 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.
- 5.30 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.

5.31 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.

5.32 Neighbourhood planning would enable further identification of Local Green Spaces in line with the established criteria, 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.

5.33 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.

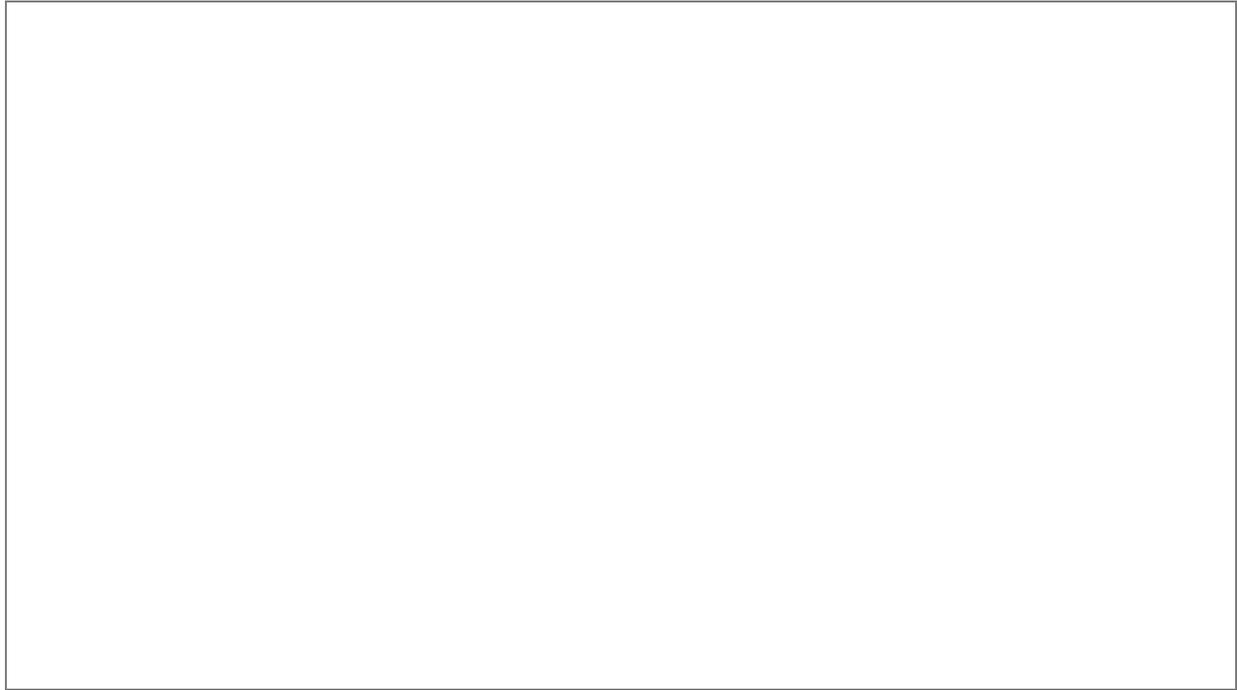
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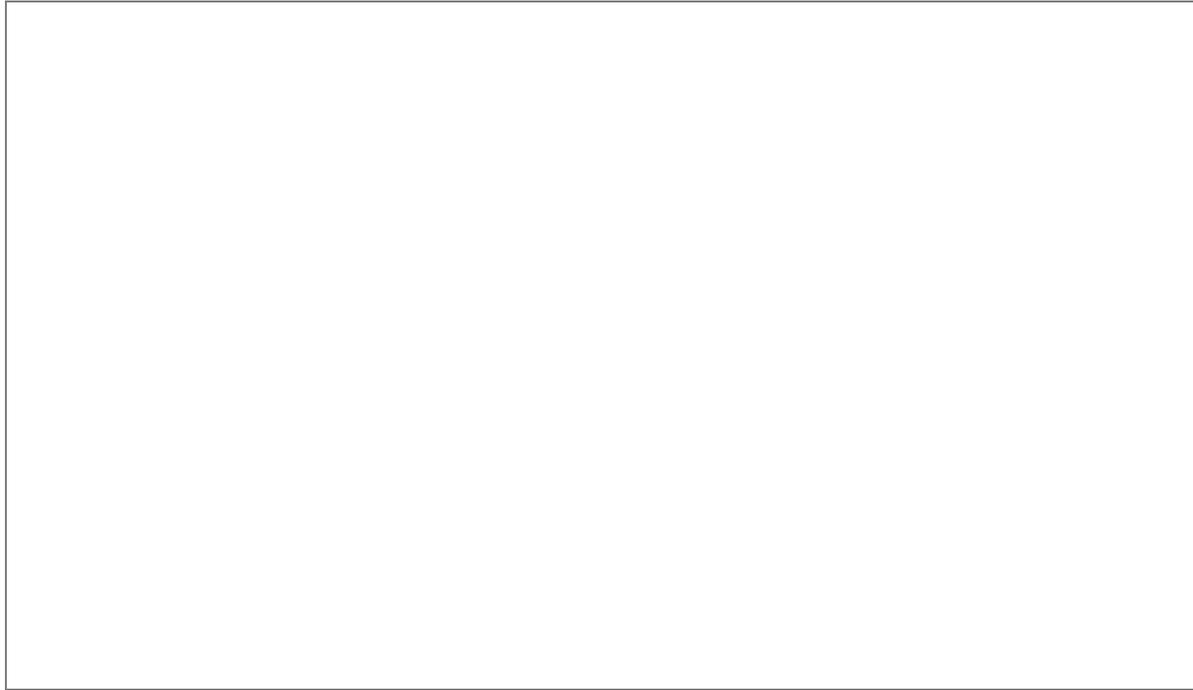
## **Appendices**

## **Appendix A: Field survey pro formas**

Settlement name	Criteria		
	High >>>----->>>Low		
Local Character Zone	1	2	3
1			
2			
3			
4			
5			
<b>Notes [edge character including gateways, nodes, edge integration, relationship, potential for enhancement; topography &amp; skylines; landscape scale and pattern; perceptual quality; visual character, views &amp; intervisibility...]</b>			

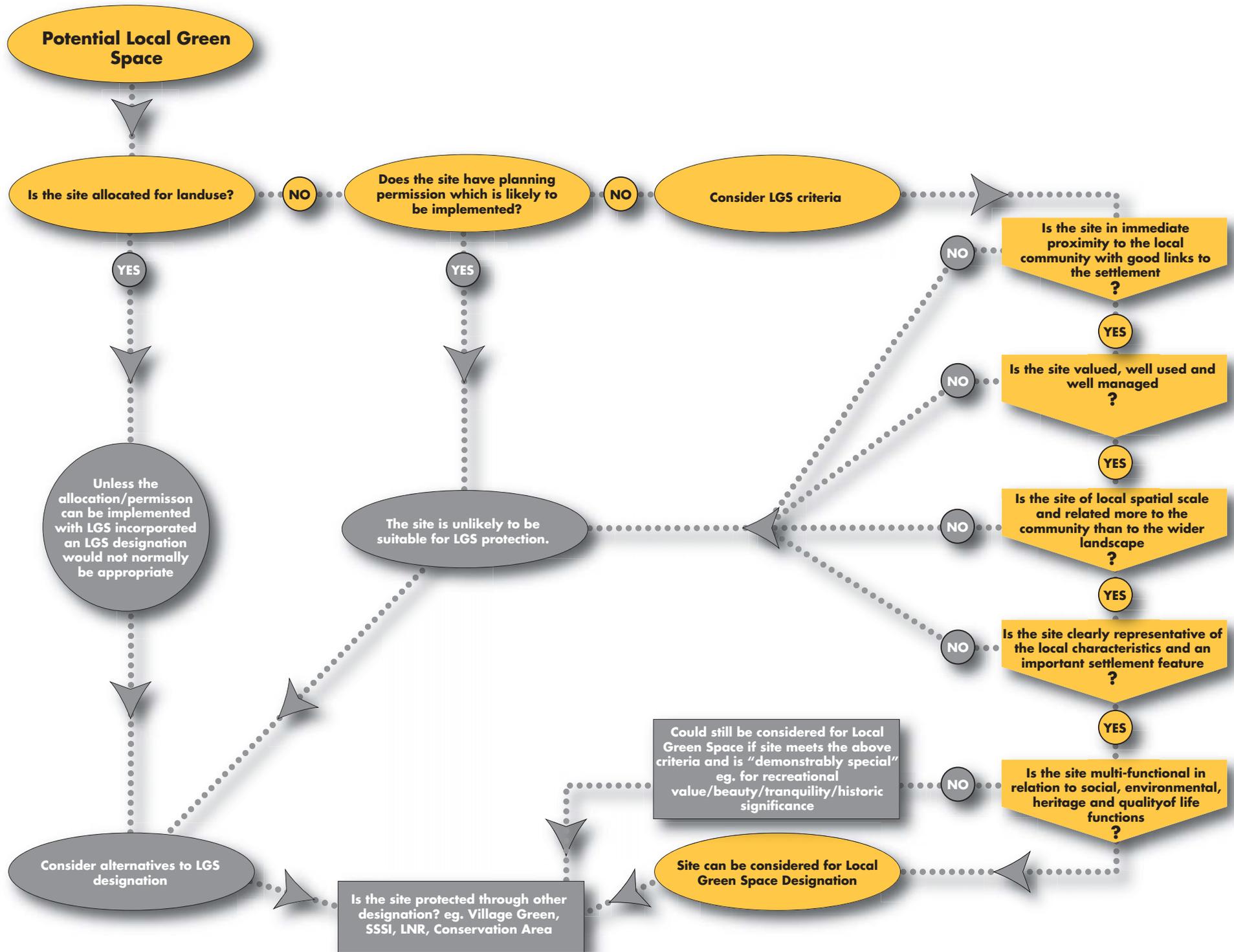
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Settlement name	Criteria		
	Strong >>>----->>>Weak		
POA No. (and name)	1	2	3
1			
2			
3			
4			
5			
6...			
<b>Notes [proximity to local community; particular significance, beauty / heritage, wildlife / recreational value, tranquillity; local in character; strength of character, condition, quality...]</b>			



## **Appendix B: Local Green Space Designation – Flow Diagram**

# Local Green Space Designation Process



## **Appendix C: Glossary**

<b>Term</b>	<b>Definition</b>
<b>AOD</b>	Above Ordnance Datum or above sea level.
<b>Co-axial field systems</b>	A regular arrangement of field boundaries covering the same orientation, often sinuous in form.
<b>Foothills</b>	Low hills at the base of a steeper hill range or system.
<b>Geographic Information Systems (GIS)</b>	A means of digitally interrogating and presenting spatially referenced data for a wide range of social and environmental topic areas.
<b>Green infrastructure (GI)</b>	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'.
<b>Green infrastructure or green space functions</b>	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.
<b>Historic Landscape Characterisation or HLC</b>	An activity which seeks to understand the historic processes acting upon/which have shaped the landscape of today, typically presented as GIS data.
<b>Intervisibility</b>	The property of visibility between one area/site/feature and another.
<b>Landscape</b>	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'.
<b>Landscape character</b>	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape.
<b>Legibility</b>	Visibility and perception in relation to a landscape.
<b>Multi-functionality</b>	In the context of green infrastructure, the ability of a site or asset to have multiple functions.
<b>Node</b>	Intersection of roads / streets / principal circulation routes; a focus
<b>Nucleated</b>	Of a settlement, compact and centred on a central focus; concentric.
<b>Pantiles</b>	A roof tile curved into an S shaped section, to overlap with its neighbour.
<b>Parkland</b>	Open, grassy land with scattered groups of trees, historically for hunting/deer, latterly grazed and forming an ornamental setting to a grand house.
<b>Parliamentary enclosure</b>	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.
<b>Ridge and furrow</b>	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.
<b>Scarp</b>	A very steep bank or slope; an escarpment.
<b>SMR</b>	Archaeological sites on the Sites and Monuments Record. Formerly known as Scheduled Ancient Monuments or SAMs.

<b>SSSI</b>	Site of Special Scientific Interest. Designated and administered at the national level by Natural England on account of outstanding ecological, biological or geological interest.
<b>Time depth</b>	The imprint of the past upon the contemporary landscape.
<b>Tributary</b>	Of a water course, a secondary river which may rise from springs, which feeds a primary or main river.
<b>Vernacular</b>	A form of architecture which is indigenous to a specific locality and user need. The term originated from the Latin 'vernaculus', meaning native.

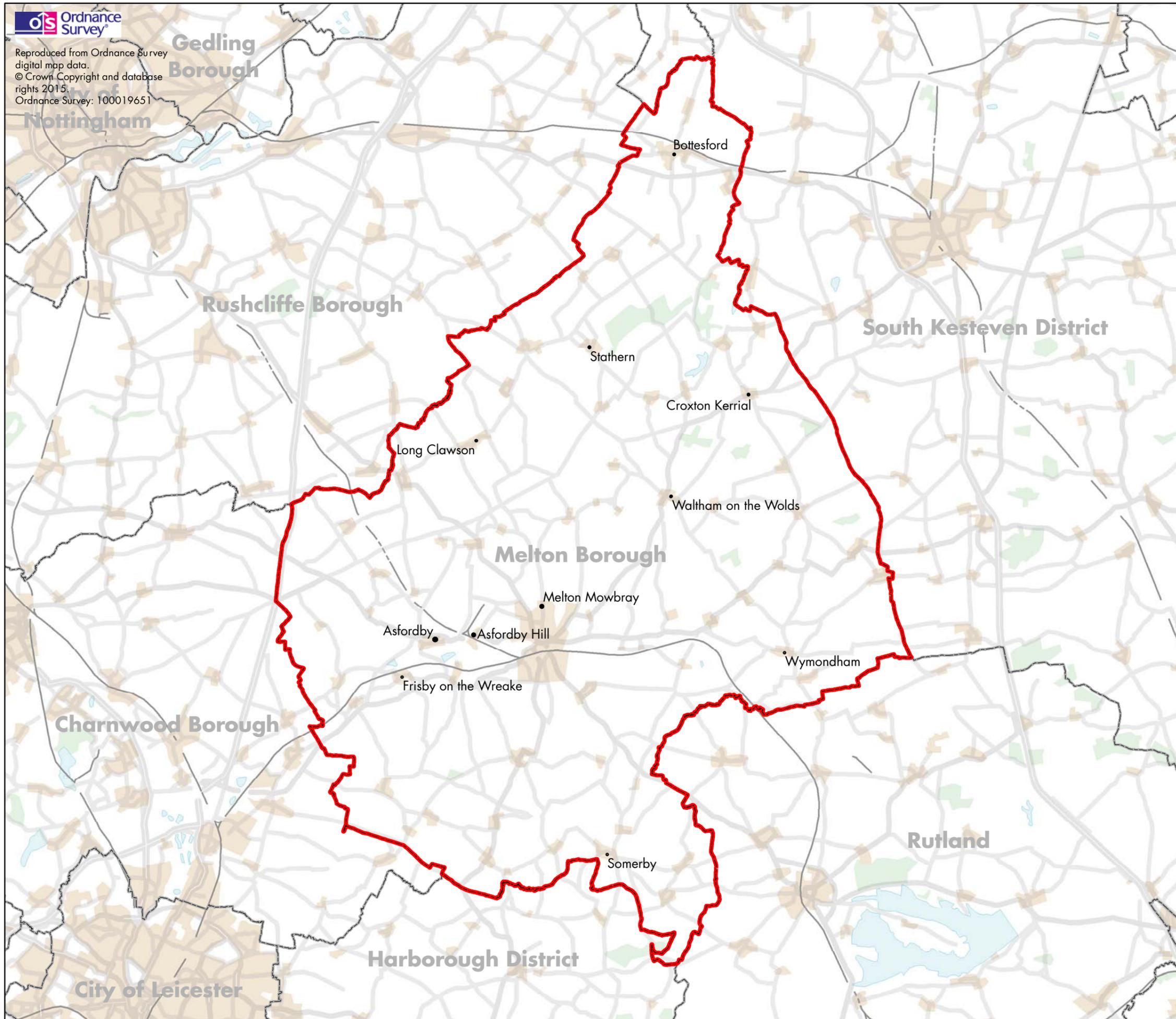
## **Appendix D: Data sources**

- 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;
- Historic mapping - <https://www.old-maps.co.uk/#/>

## Figures

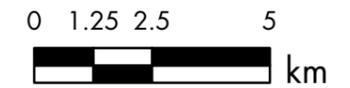


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Legend

- Melton Borough Boundary
- District Borough Unitary Region



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

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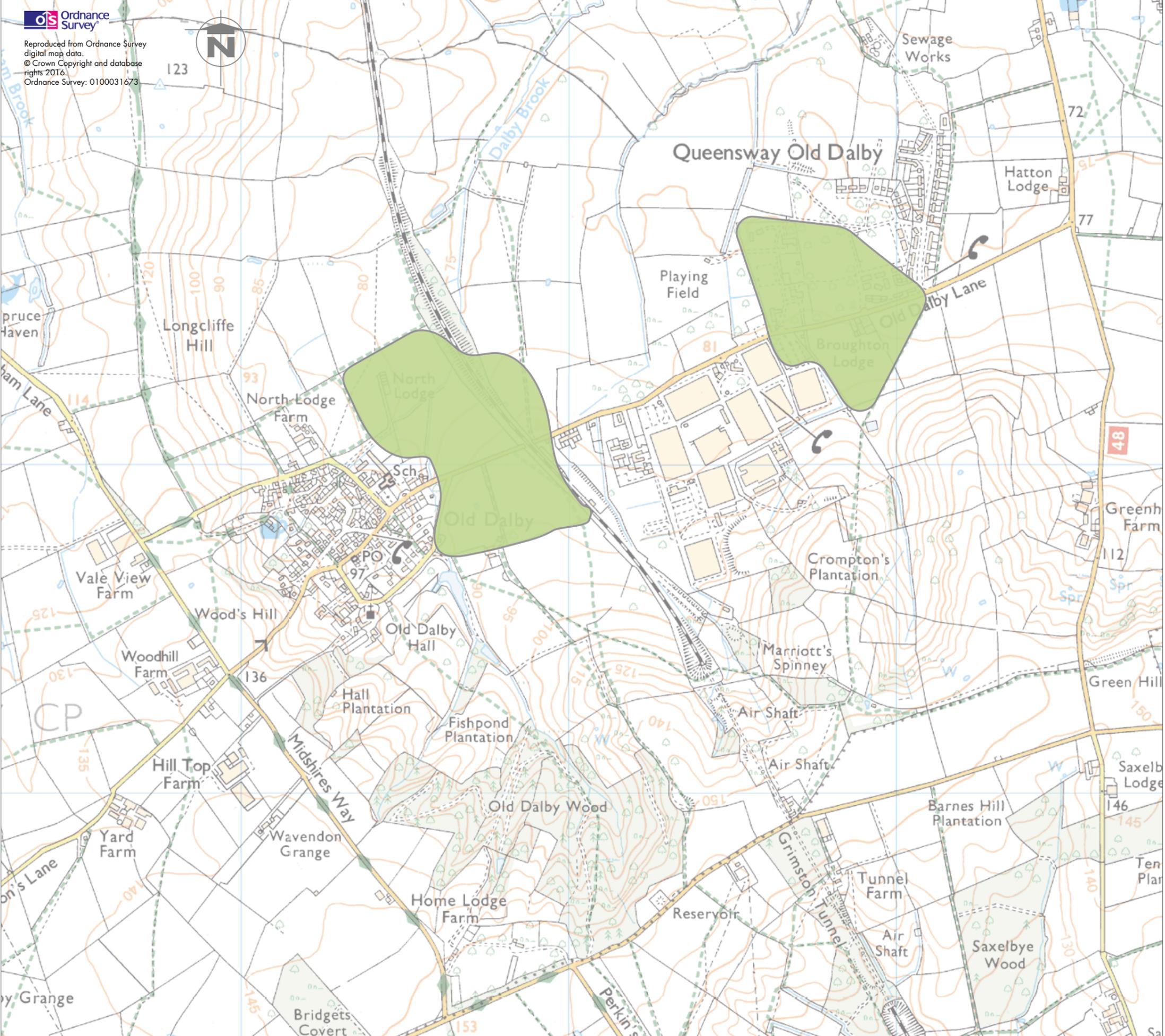
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SCALE 1:150,000 DATE AUGUST 2016

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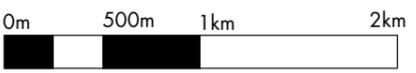
JOB NO: N0318-1	DWG NO: PL01	REV NO: -	ORIGINAL SIZE A3
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**Legend**  
 Proposed Areas of Separation



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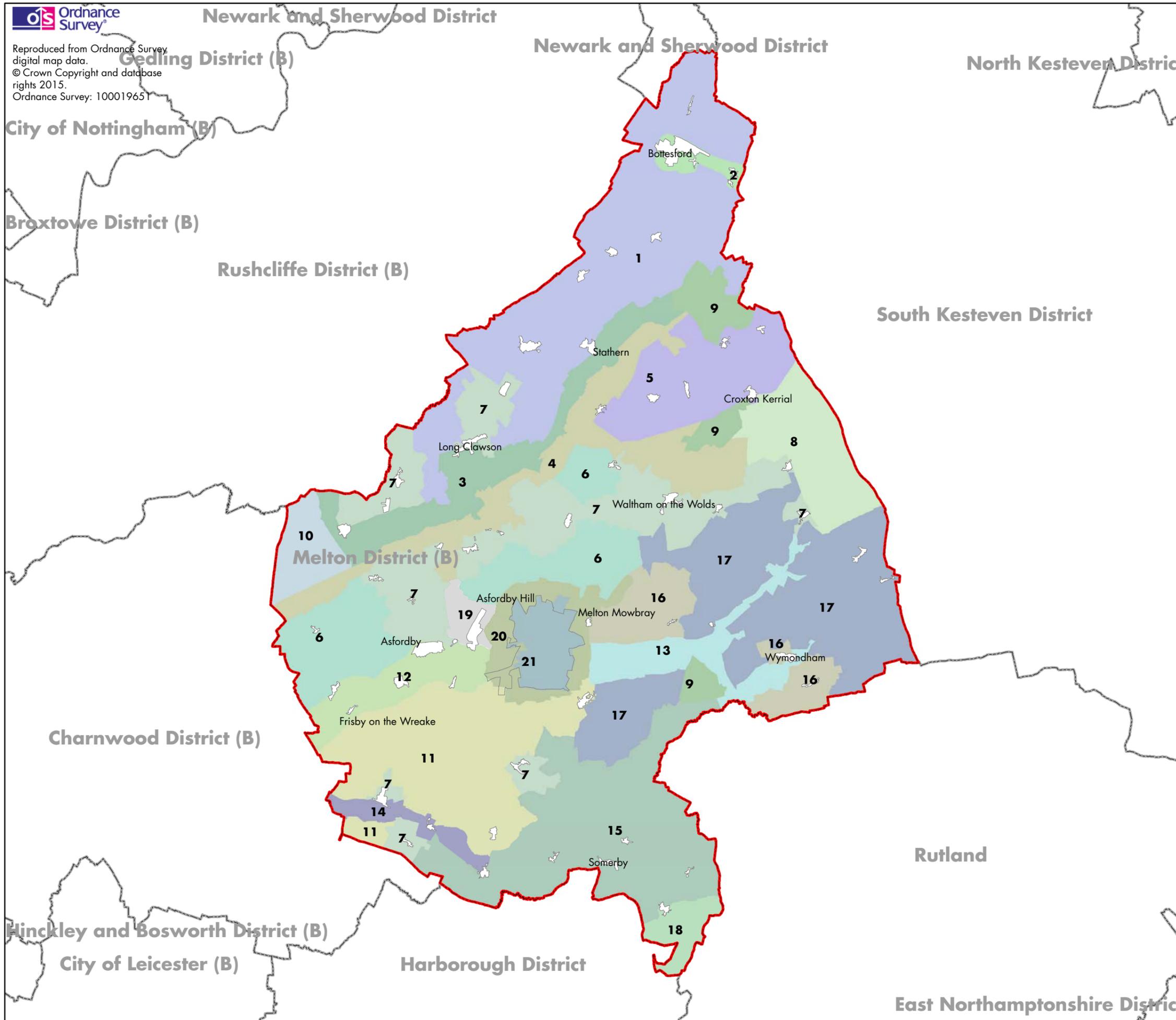
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**PROJECT**  
 AREAS OF SEPARATION, SETTLEMENT FRINGE  
 SENSITIVITY AND LOCAL GREEN SPACE STUDY  
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**TITLE**  
 PROPOSED AREAS OF SEPARATION

**STATUS** FINAL  
**SCALE** NTS  
**DATE** AUGUST 2016  
**DRAWN** CT  
**CHECKED** JG

<b>JOB NO:</b> N0318-1	<b>DWG NO:</b> PL 02	<b>REV NO:</b> -	<b>ORIGINAL SIZE</b> A3
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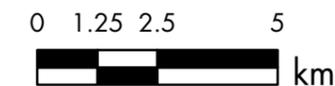


**Legend**

- Melton Borough Boundary
- District Borough Regions
- Melton Settlement Regions

**Landscape Character Area (2006)**

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



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PROJECT AREAS OF SEPARATION, SETTLEMENT FRINGE  
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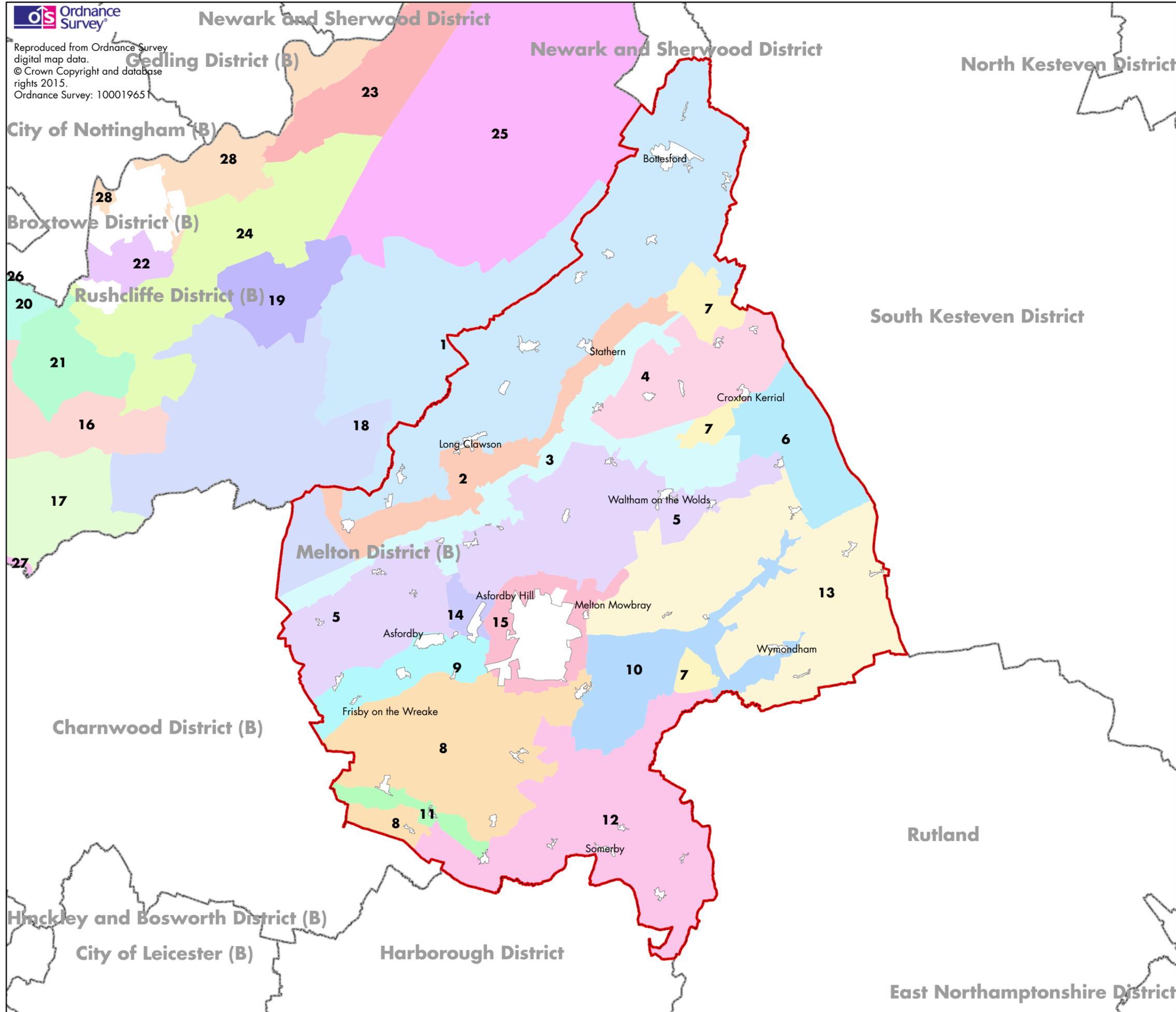
TITLE  
DISTRICT WIDE LANDSCAPE CHARACTER AREAS

STATUS FINAL

SCALE 1:150,000 DATE AUGUST 2016

DRAWN CT CHECKED JG

JOB NO: N0318-1	DWG NO: PL 03-1	REV NO: -	ORIGINAL SIZE A3
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**Legend**

- Melton Borough Boundary
- District Borough Regions
- Melton Settlement Regions

**Landscape 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 Sproxtton Limestone Edge
- 7 The Leicestershire Wolds: Belvoir, Stapleford and Croxton 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 Wooded Hills and Scarps
- 17 Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 Nottinghamshire Wolds: Widmerpool Clay Wolds
- 19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds
- 20 South Nottinghamshire Farmlands: Clifton Slopes
- 21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland
- 22 South Nottinghamshire Farmlands: Mickleborough Fringe
- 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland
- 24 South Nottinghamshire Farmlands: Cotgrave and Tollerton 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



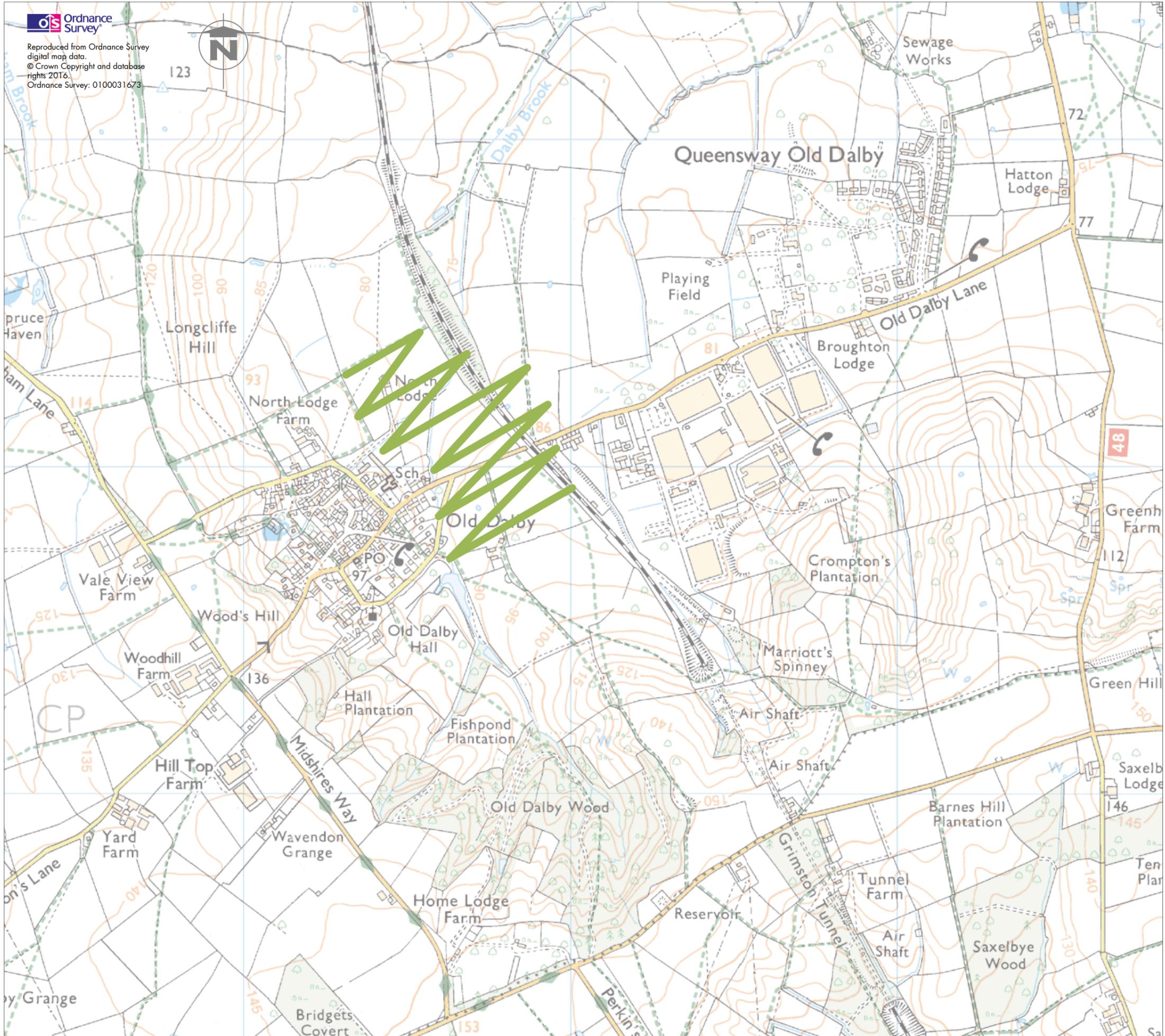
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TITLE  
MELTON AND RUSHCLIFFE LANDSCAPE CHARACTER UNITS

STATUS	FINAL		
SCALE	1:150,000	DATE	AUGUST 2016
DRAWN	CT	CHECKED	JG
JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
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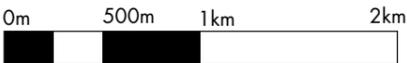


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Legend

 Recommended Areas of Separation



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TITLE  
 RECOMMENDED AREAS OF SEPARATION

STATUS FINAL  
 SCALE NTS  
 DRAWN CT

DATE AUGUST 2016  
 CHECKED JG

JOB NO: N0318-1  
 DWG NO: PL 04  
 REV NO: -  
 ORIGINAL SIZE: A3

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