

## **Group 2 Settlements:**

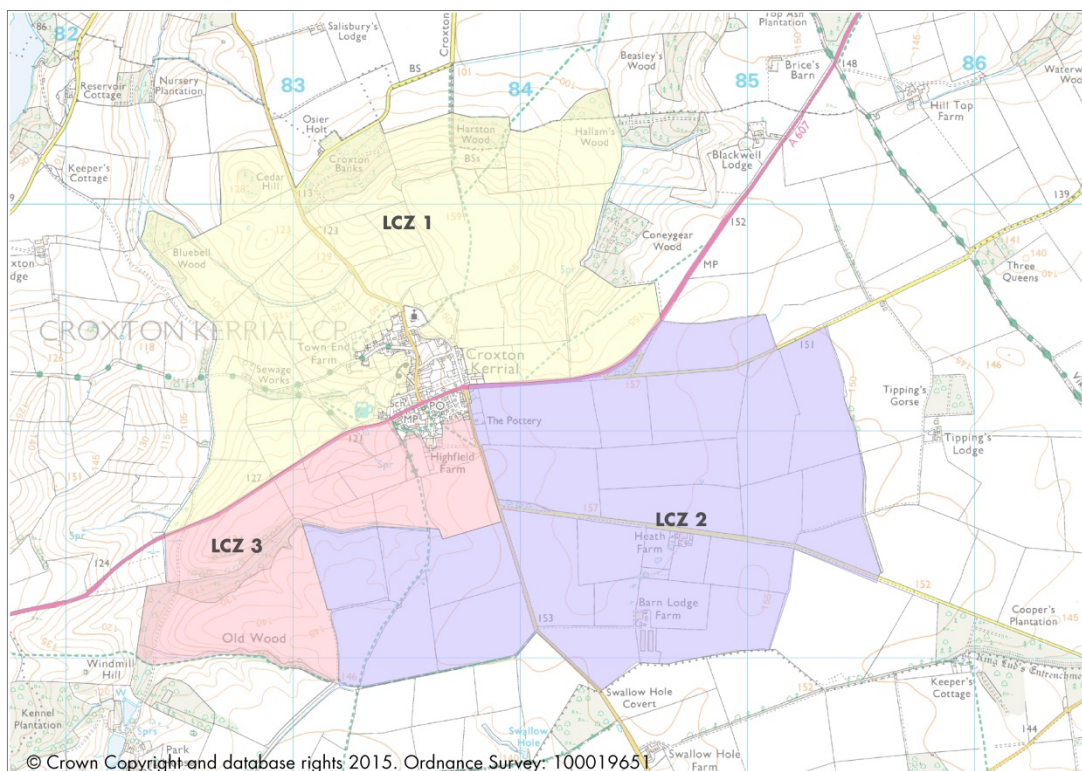
- 4.135 Settlements covered by two out of the three spatial outputs i.e. Areas of Separation and Protected Open Areas or Settlement Fringe Landscape Sensitivity Analysis and Protected Open Areas
- Croxton Kerrial (Landscape sensitivity and POA)
  - Great Dalby (AOS and POA)
  - Hose (AOS and POA)
  -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

## Croxton Kerrial

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<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 5: Knipton Bowl:</u> 'An outstanding, beautiful well managed bowl landscape with limestone rim and a diverse mosaic of historic features, traditional pastures, arable land, parkland, woodland, wetland, water &amp; nucleated villages, and a strong pattern of small to medium regular and irregular shaped fields, fine trees and woodland'.</p> <p><u>Area 8: Limestone Edge:</u> 'A gently rolling and homogenous low limestone plateau edge with a strongly rectangular pattern of large scale arable fields and blocks of conifer plantations, generally lacking naturalness and diversity'.</p> <p><u>Area 9: Parkland:</u> 'Historic parkland landscapes with historic houses/castles and a diverse mosaic of ancient, traditional &amp; contemporary agricultural and parkland features and patterns'.</p>	<p><u>LCU 4: The Leicestershire Wolds: Knipton Bowl:</u></p> <ul style="list-style-type: none"> <li>• Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the basin;</li> <li>• Intricate and historic pattern of land cover;</li> <li>• Views to Belvoir Castle;</li> <li>• Areas of ancient woodland, former parkland and medieval field systems;</li> <li>• The undeveloped and wooded skylines enclosing the bowl;</li> <li>• Historic landmark features such as church spires and the rural setting of villages.</li> </ul> <p><u>LCU 6: Kesteven Uplands; Saltby and Sproxton Limestone Edge:</u></p> <ul style="list-style-type: none"> <li>• The King Lud's Entrenchments which are a Scheduled Monument;</li> <li>• Areas of ancient woodland;</li> <li>• The sense of rurality and relative remoteness;</li> <li>• Views from the western edges of the area towards Sproxton, where the church spire forms a landmark feature;</li> <li>• The simple, undeveloped skylines formed by the southern and northern edges of the area in views from Buckminster Park and Knipton Bowl respectively.</li> </ul> <p><u>LCU 7: The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland:</u></p> <ul style="list-style-type: none"> <li>• Belvoir Castle as a landmark feature;</li> <li>• Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the escarpment;</li> <li>• Intricate and historic pattern of land cover;</li> <li>• Views from designed parkland landscapes;</li> <li>• Areas of deciduous and ancient woodland and former parkland.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Croxton Kerrial North



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

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



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

### Landscape guidance/principles in relation to development

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

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

### LCZ 2 Croxton Kerrial Southeast



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

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

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

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

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

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

### LCZ 3 Croxton Kerrial Southwest



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

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

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

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

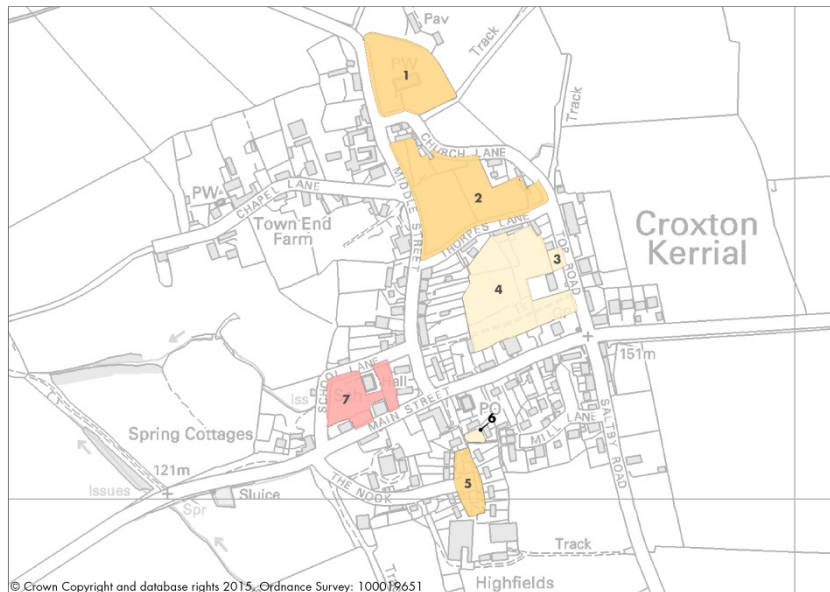
4.140 The following strategic landscape principles are provided in relation to potential development within this LCZ:

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

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

## Local Green Space Assessment

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



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

4.143 One of the sites within Croxton Kerrial meets the established criteria:

- School grounds (No.7)



School grounds (No.7)



Churchyard (No.1)

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

to the heritage and community legacy of the village and its functionality could be improved as a more widely usable space.

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



## Great Dalby

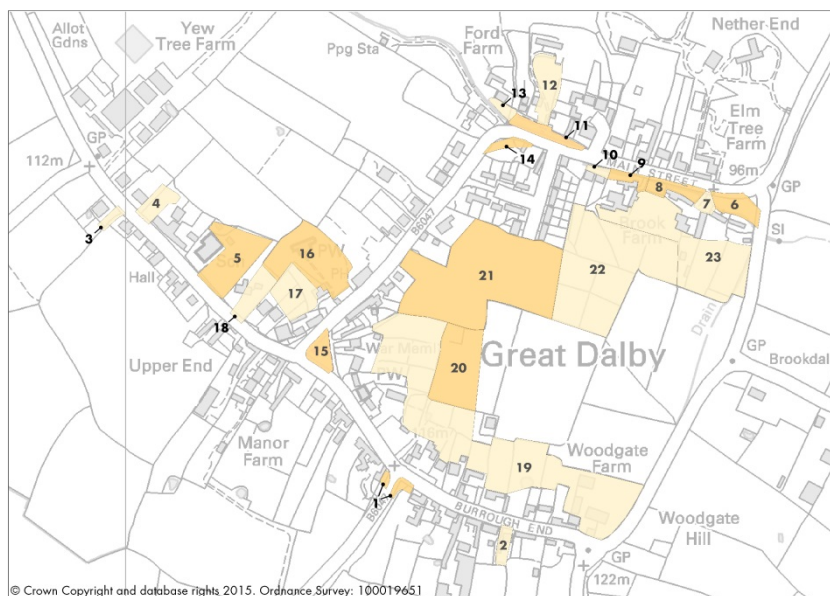
### Assessment of Areas of Separation

#### Melton Mowbray – Great Dalby

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

### Local Green Space Assessment

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



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



Culverted stream (No.11)



Village green (No.15)

- 4.154 There are several sites that are important in contributing to the character of the village and provide visual stops along the village roads. The stream and its banks contribute to the wide aspect and greenery along Nether End as referenced in the conservation appraisal<sup>14</sup>. The functionality of site No.11 is limited, but it provides an essential visual stop along this route, and is important to the village character. The biodiversity, setting and function of this space and should be enhanced as part of the small green spaces along the main village routes.
- 4.155 The village green (No.15) contains a War Memorial, village pump, sign and tree which combine to form the focal point of the village. This is evidently an important space, with community and heritage value. However, more could be made of this space with regard to its functionality and presence within the village.
- 4.156 Many of the spaces within Great Dalby are private gardens that provide breaks between the relatively dense built form, although are often secluded with limited visibility. The front gardens along Nether End (Nos.8 and 9) are important in creating the wider aspect along this road, providing the set back to properties. They have limited functionality but are important to the character of the village and should be conserved through appropriate policy.
- 4.157 Other spaces within the settlement contribute to the village character but are not suitable for designation as Local Green Spaces due to their ownership, restricted visibility or limited functionality, and would be more suitably protected through policy where appropriate.

<sup>14</sup> Melton Borough Council, designated 1981, online resource

## Hose

### Assessment of Areas of Separation

#### Hose – Long Clawson

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

### Local Green Space Assessment

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



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



Village green (No.2)



Churchyard (No.3)

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

## Kirby Bellars

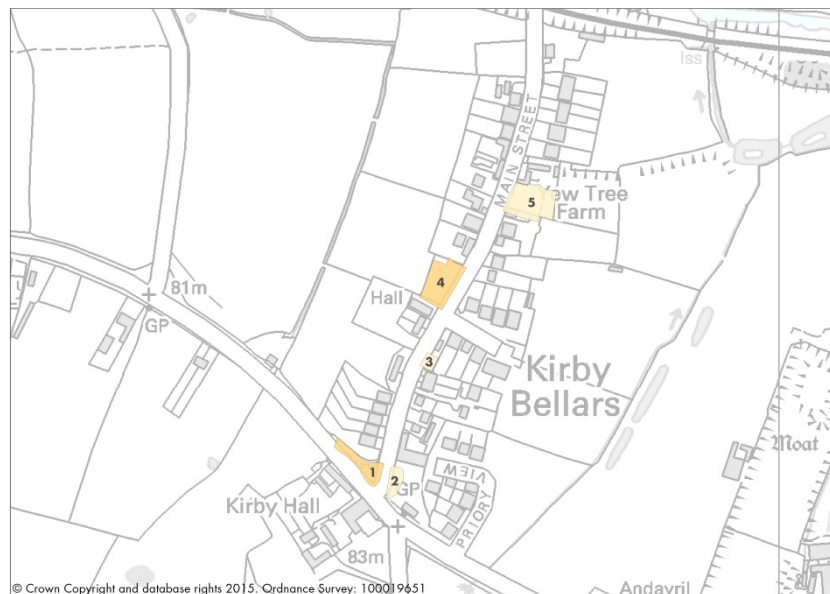
### Assessment of Areas of Separation

#### Melton Mowbray – Kirby Bellars

- 4.167 This Area of Separation is identified and considered in **paragraphs 4.20 to 4.22** above.
- 4.168 The recommendation for this AOS is **Amend**.
- 4.169 The area identified through the Issues and Options (2015) consultation did not have a defined location. It is considered that some of this area is sensitive to development. However, it is more important to maintain the separation between Kirby Bellars and Asfordby Hill and Valley. Figure **N0318 PL04-1** demonstrates the area to be considered in making planning decisions.

### Local Green Space Assessment

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



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





Grass verge (No. 1)



Paddock (No. 4)

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



## Normanton

### Assessment of Areas of Separation

#### Bottesford – Normanton

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

### Local Green Space Assessment

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



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



Paddock (No.1)



Private garden and field (No.4)

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

## Scalford

### Assessment of Areas of Separation

#### Melton Mowbray – Scalford

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

### Local Green Space Assessment

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



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



Churchyard (No.2)



Field (No.5)

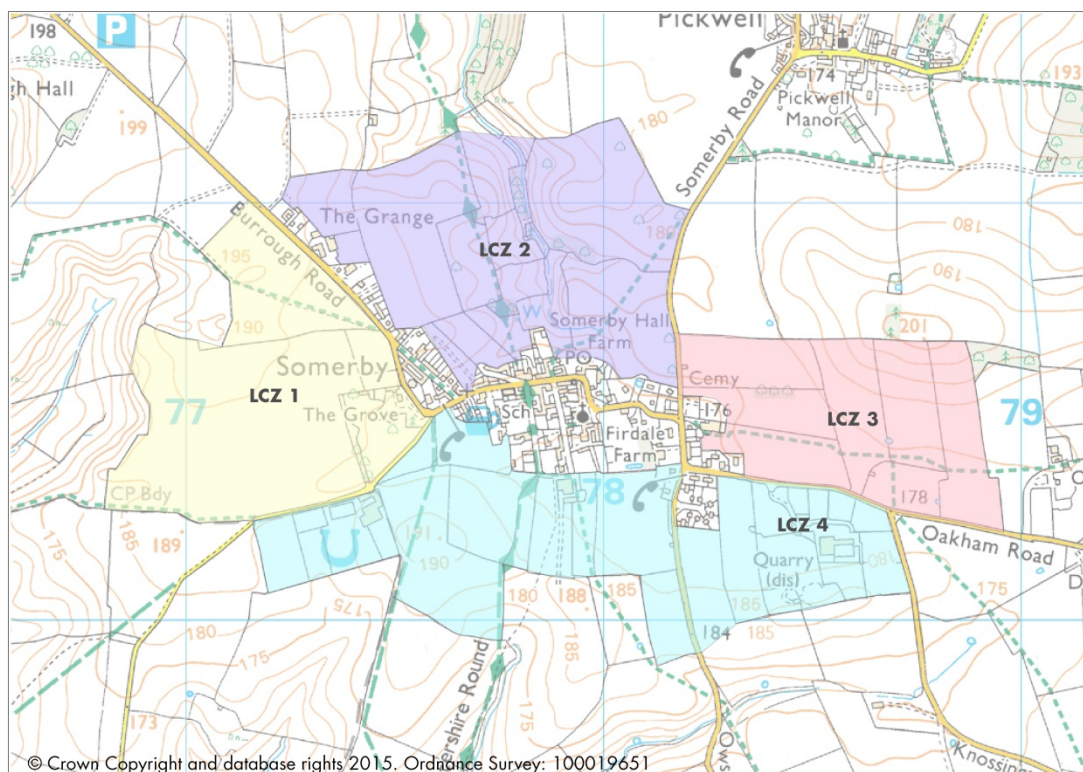
- 4.190 The identified sites within the village clearly contribute to the overall form and character of the settlement, but do not meet the established criteria. The churchyard (No.2) provides the raised setting for the prominent church. It is relatively accessible, although does not have many direct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

## Somerby

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<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 15: High Leicestershire Hills:</u> 'Classic landscape influenced by the requirements of sporting estates with attractive stone villages amongst rolling pastoral hills and escarpment, and a range of field shapes and sizes enclosed by well-managed often chamfered hedges, woodland, parkland, copses, green lanes, wide grass road verges and some more intensive arable land'.</p>	<p><u>LCU 12: High Leicestershire Hills: Burrough Hills:</u></p> <ul style="list-style-type: none"> <li>• The undeveloped and prominent escarpment;</li> <li>• Historic landmark features including the Iron-age hill fort at Burrough Hill and village churches;</li> <li>• Quiet, remote and rural characteristics;</li> <li>• Characteristic small historic villages with a rural setting;</li> <li>• The narrow gated lanes;</li> <li>• Areas of ancient woodland and unimproved grassland;</li> <li>• The pleasing combination of hills, valleys, fields, woodland and historic villages;</li> <li>• The panoramic and rural nature of the views from Burrough Hill.</li> </ul>



## Landscape sensitivity analysis

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

### LCZ 1 Somerby West



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

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

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

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

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

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

## LCZ 2 Somerby North



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

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

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

### Landscape guidance/principles in relation to development

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

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

### LCZ 3 Somerby East



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

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



## Landscape guidance/principles in relation to development

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

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

### LCZ 4 Somerby South



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

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



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

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

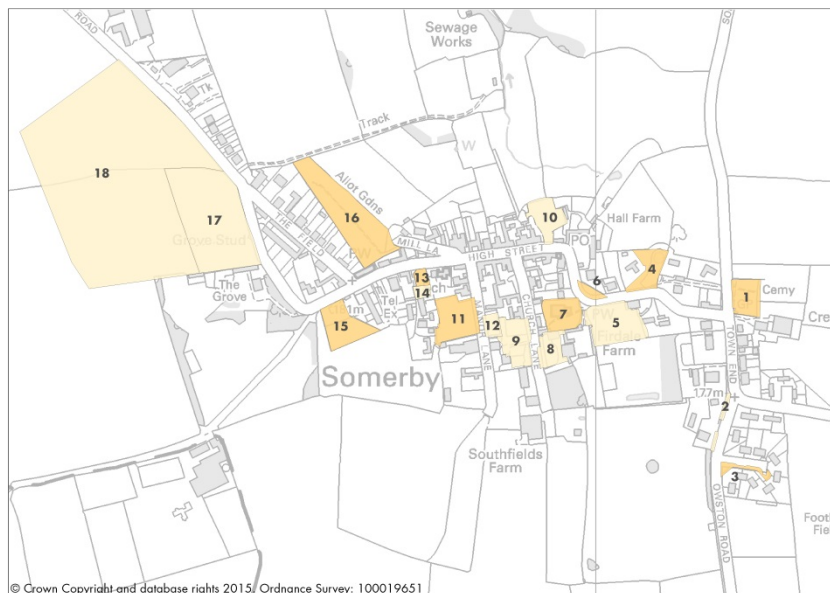
4.198 The following strategic landscape principles are provided in relation to potential development within this LCZ:

- There is opportunity to accommodate some sensitively designed development in proximity to the existing settlement edge, which takes into consideration the existing, generally well integrated edge character of the historic settlement form;
- There are some strong landscape features that encompass the existing settlement edge, which should be incorporated in any development proposals that come forward;

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

## Local Green Space Assessment

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



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

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



Pond area (No.4)



Recreation ground and field (No.15)

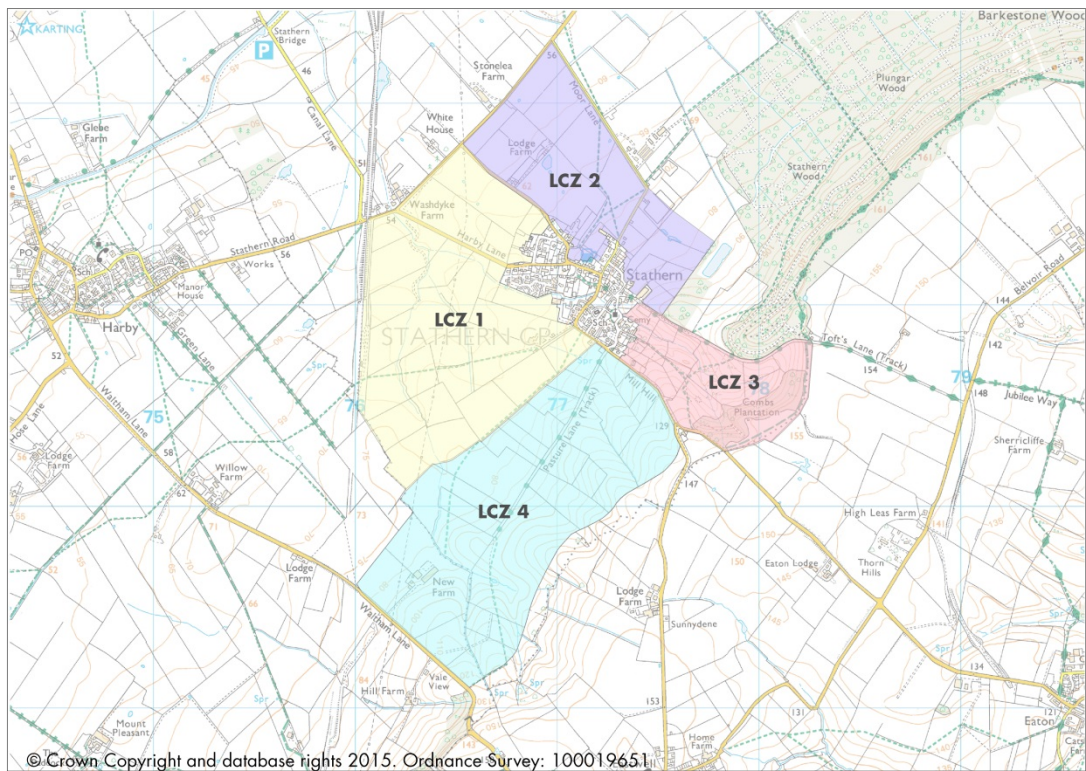
- 4.202 Many of the sites within this village are set back behind the High Street frontages. The space adjacent to the school (No.13) and recreation ground (No.15) on the western edge of the village are noted within the conservation area appraisal. These sites have been assessed as being moderately accessible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

## Stathern

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<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> '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'.</p> <p><u>Area 3: Wolds Scarp:</u> 'A pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular &amp; irregular shaped pasture woodland and historic features'.</p>	<p><u>LCU 1: Vale of Belvoir:</u></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 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><u>LCU 2: The Leicestershire Wolds: Belvoir Scarp:</u></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>



## Landscape sensitivity analysis

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

### LCZ 1 Stathern West



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

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



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

### Landscape guidance/principles in relation to development

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

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

## LCZ 2 Stathern North



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

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

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

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

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

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

### LCZ 3 Stathern Southeast



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

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

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

### Landscape guidance/principles in relation to development

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

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

### LCZ 4 Stathern South



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

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

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

### Landscape guidance/principles in relation to development

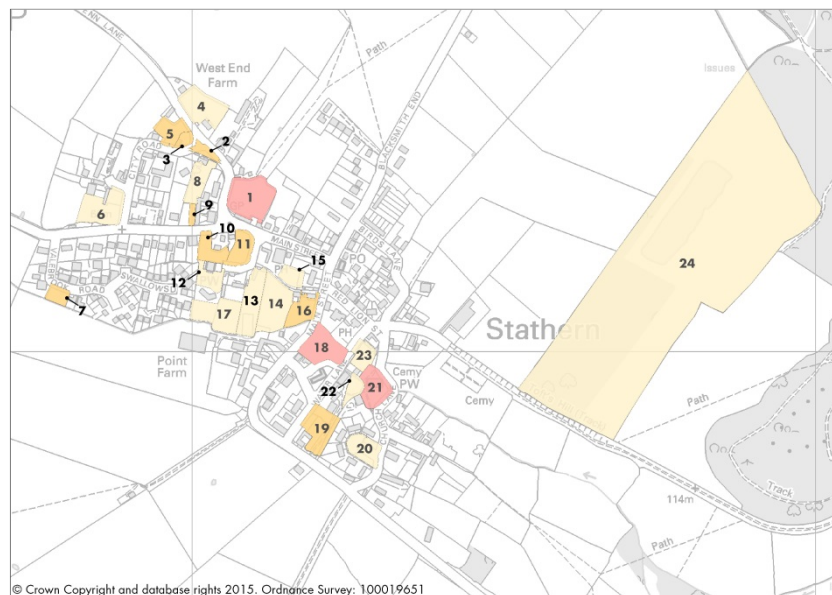
4.211 The following strategic landscape principles are provided in relation to potential development within this LCZ:

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

### Local Green Space Assessment

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





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

4.214 Three of the 24 spaces in Stathern strongly meet the established criteria:

- Allotments (No.1)
- Recreation ground (No.18)
- Churchyard (No.21)



Allotments (No.1)



Churchyard (No.21)

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

4.216 The churchyard (No.21) contributes to the setting of the listed church and forms part of the

historic core of the village; linking to adjacent green spaces and footpaths. The recreation ground (No. 18) is adjacent to the churchyard and also part of the historic village core, in proximity to the existing village centre and facilities. The churchyard is considered to be a multi-functional space that is accessible, managed for biodiversity, valued by the community, part of an informal recreational resource in relation to paths and other green spaces as part of the green spine that is noted in the conservation area appraisal<sup>15</sup>, and contributes to the treed setting of the village. The recreation ground is linked to the churchyard via a footpath along the side of the manor house and there is intervisibility between these spaces. They form part of the green core of the village and are a valued asset by virtue of their function and contribution to village character.

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

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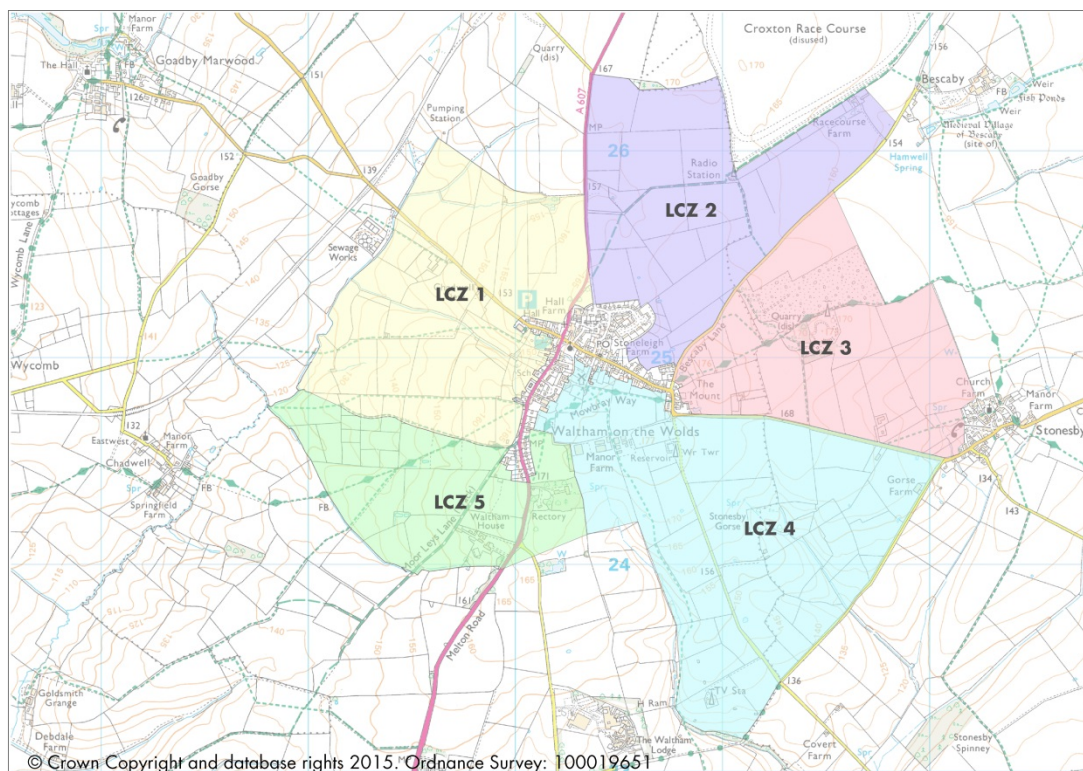
<sup>15</sup> Melton Borough Council, available online at: <http://www.melton.gov.uk/downloads/file/829/stathernpdf>

## Waltham-on-the-Wolds

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<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 4: Wolds Top:</u> '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'.</p> <p><u>Area 7: Village Pastures:</u> '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'.</p>	<p><u>LCU 3: The Leicestershire Wolds: Dalby to Belvoir Wolds:</u></p> <ul style="list-style-type: none"> <li>• The tranquil, rural nature of the landscape;</li> <li>• The skyline which provides a backdrop to the Vale of Belvoir and the Knipton Bowl.</li> </ul> <p><u>LCU 5: The Leicestershire Wolds: Ragdale to Saltby Wolds:</u></p> <ul style="list-style-type: none"> <li>• Varied topography with areas of strongly rolling land and small scale, intimate valleys;</li> <li>• Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features;</li> <li>• Strong rural landscape with perceived qualities of tranquillity;</li> <li>• Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity;</li> <li>• Long views from ridges across an attractive rolling and rural landscape.</li> </ul>

## Landscape sensitivity analysis

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

### LCZ 1 Waltham on the Wolds Northwest



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

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



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

### Landscape guidance/principles in relation to development

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

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

### LCZ 2 Waltham on the Wolds Northeast

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



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

## Landscape guidance/principles in relation to development

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

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

### LCZ 3 Waltham on the Wolds East



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

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

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

### Landscape guidance/principles in relation to development

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

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

### LCZ 4 Waltham on the Wolds Southeast



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

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

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

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

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

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

### LCZ 5 Waltham on the Wolds South



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

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



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

### Landscape guidance/principles in relation to development

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

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

### Local Green Space Assessment

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



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

4.228 One of the spaces within Waltham on the Wolds meets the established criteria:

- Churchyard (No.1)



Churchyard (No.1)



Cemetery (No.2)

4.229 The churchyard (No.1) forms part of the central village, focal area in combination with nearby community facilities including the pub, memorial garden (No.5), bus shelter and telephone box. Public footpaths pass through the churchyard and link through to the cemetery (No.2) and its extension to the south. The churchyard is an important visual stop along the main routes through the village. It is clearly a well-used and maintained space with good accessibility and visual relationship with the wider village as well as having value as setting to the listed asset. This site should be reinforced in order to improve its functionality, particularly in relation to biodiversity.

4.230 Several of the identified sites in the village have limited functionality in relation to the established criteria and are privately owned, secluded gardens with little permeability or community value. Although they contribute to the open spaces within the generally enclosed

settlement form, they are not suitable for designation as Local Green Spaces but could be safeguarded through conservation and design policy where appropriate.

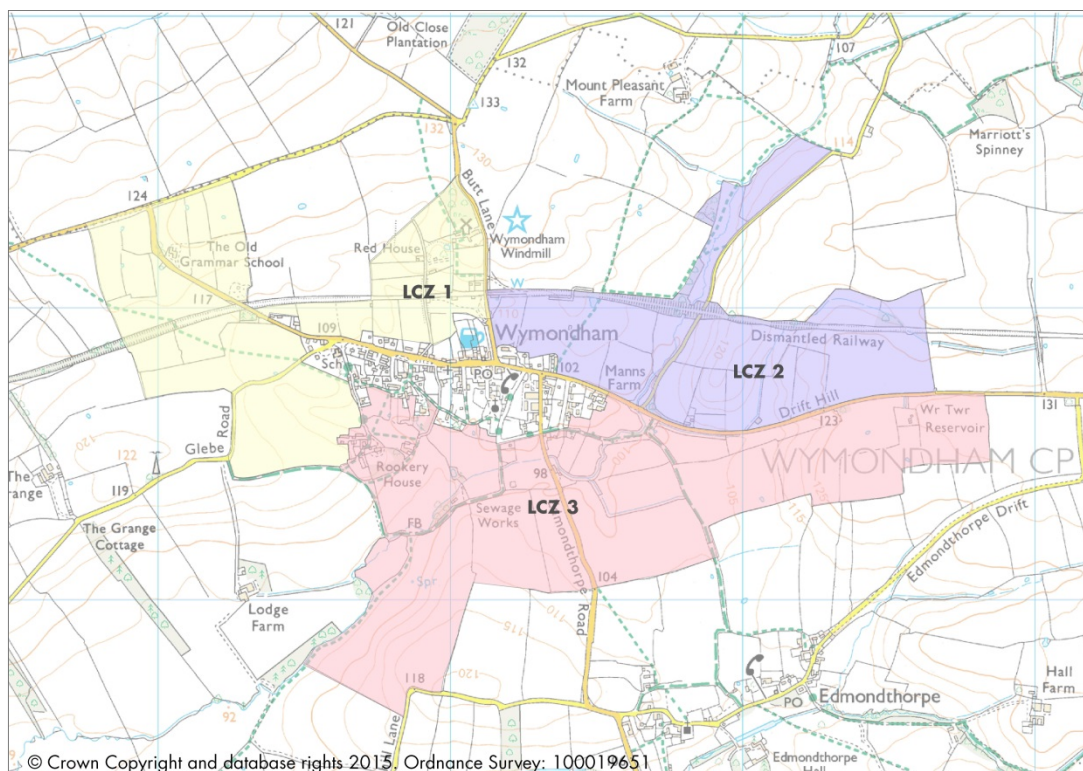
- 4.231 There are a few level 2 category spaces that are either more visually prominent and accessible, or contribute to the heritage setting of the village. Again, due to limited functionality, value or relationship to the community they are not suitable for designation as Local Green Spaces and would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

## Wymondham

### Settlement Fringe Landscape Sensitivity Analysis

#### Landscape classification for the settlement fringe

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



## District Landscape Character Context

<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 13: Eye Valley:</u> 'A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape'.</p> <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 17: Open Arable:</u> 'A contemporary large scale blocky intensively farmed open arable landscape superimposed upon an older smaller scale and strongly irregular patterned landscape. The subtleties are subdued but evident'.</p>	<p><u>LCU 10: The Leicestershire Wolds: Eye Valley:</u></p> <ul style="list-style-type: none"> <li>• The historic villages and hamlets including Wymondham, Saxby, Garthorpe and Coston and their strongly rural setting and churches that form local landmarks;</li> <li>• Areas of woodland, copses and spinneys which are features of the rural landscape;</li> <li>• The rural character of the landscape and sense of tranquillity, particularly in the east;</li> <li>• Views to the Leicestershire Wolds to the north and High Leicestershire hills to the south.</li> </ul> <p><u>LCU 13: The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland:</u></p> <ul style="list-style-type: none"> <li>• Areas of more strongly rolling and sloping topography towards the Eye valley;</li> <li>• The historic villages, their churches that form local landmarks, and their rural settings;</li> <li>• The deeply rural character of the landscape and sense of tranquillity;</li> <li>• Areas of ancient woodland;</li> <li>• Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity;</li> <li>• Long views from ridges across an attractive rolling and rural landscape.</li> </ul>



## Landscape sensitivity analysis

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

### LCZ 1 Wymondham West



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

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

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

### Landscape guidance/principles in relation to development

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

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

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

## LCZ 2 Wymondham East



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

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

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

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

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

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

### LCZ 3 Wymondham South



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

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



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

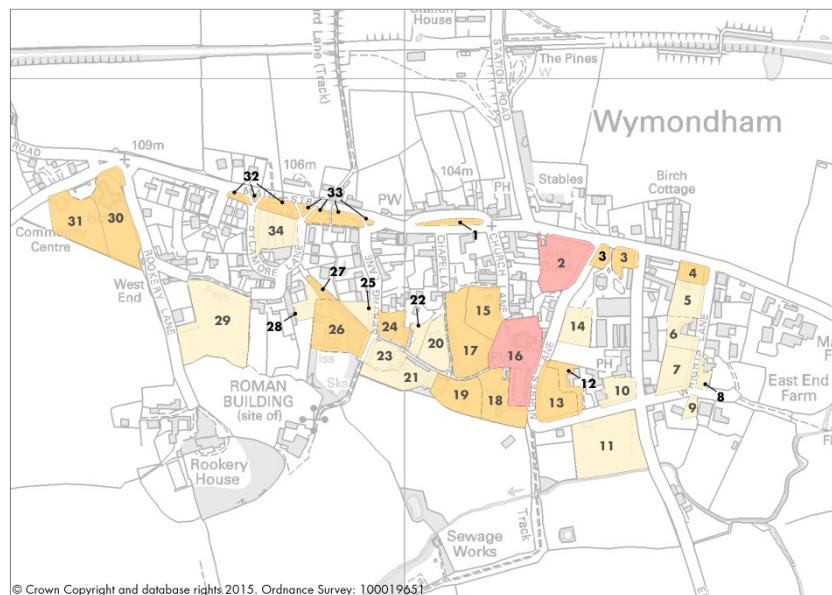
### Landscape guidance/principles in relation to development

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

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

### Local Green Space Assessment

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



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

4.239 Two of the spaces within Wymondham meet the established criteria:

- Allotments (No.2)
- Churchyard (No.16)



Allotments (No.2)



Churchyard (No16)

4.240 The allotments (No.2) are an important community space that is visually prominent on entering the village from the east, and passing along Main Street into the village centre. They form part of the remnant historic enclosure that is evident through the village. The allotments form part of the green road frontage to Main Street, raised above a stone wall and relatively prominent in the street scene. They are clearly a well-used, accessible and valued resource that are multi-functional and contribute to the open textured character of the conservation area. There is intervisibility between the allotments, church and village centre, as well as visual connection with the wider countryside.

4.241 The churchyard is a permeable and accessible, secluded community space that has footpath links with the wider village and surrounding landscape. Although not as prominent as other

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

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