

# Area of Separation Review

on behalf of

Harborough District Council

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Quality Control  
Area of Separation Review

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## 1 INTRODUCTION

### Brief and policy background

- 1.1 Harborough District Council (HDC) requires an assessment of existing and potential Areas of Separation at Market Harborough/Great Bowden and Lutterworth/Bitteswell/Magna Park. The study requires a consistent methodology for the identification of existing and potential future Areas of Separation between settlements and substantive development. The aim of the study is to provide a technical evidence base to define and support Areas of Separation in the above locations that are to be defined within the emerging Local Plan.
- 1.2 The principle of an Area of Separation between selected settlements has formed part of Harborough District Council's planning policy for a number of decades. However, it has been applied to a limited number of locations where concerns about coalescence are greatest. The current policy approach is set out in the Harborough District Core Strategy at Policy CS1 and further made explicit for Market Harborough in Policy CS13 f) and for Lutterworth in Policy CS14 e). A number of Areas of Separation are also established or proposed as part of Neighbourhood Plans e.g. Broughton Astley/Sutton in the Elms, Scraftoft/Thurnby and Lubenham/Market Harborough.
- 1.3 In addition, policy CS8 - Green Infrastructure and supporting Paragraph 5.89 of the Core Strategy, underlines the contribution that Areas of Separation can make towards the provision and delivery of Green Infrastructure, including enhanced public access. Paragraph 5.90 also identifies features of open space where there are shortfalls, which could potentially be accommodated within an Area of Separation.
- 1.4 Saved Policy EV/3 in the 2001 Local Plan defines the current extent of the Areas of Separation in spatial terms and states that planning permission for development within the Area of Separation will be refused if it would either: 1. adversely affect the predominantly open character of the land, or 2. result in a reduction in existing open land separating settlements concerned. However, this earlier policy has been considered to be more restrictive than the 'principle' of an Area of Separation as set out in CS1.

## 2 METHODOLOGY

### Desk Study

- 2.1 The study includes a desktop review including the following:
- Extent of existing Areas of Separation
  - Topography of study area
  - Land use (NB OS base mapping does not show all recent completions)
  - Landscape Character Areas as identified by HDC at the district and local scale
  - Historic development of settlements based on historic OS plans
  - Review of any unimplemented permissions within or adjacent to the existing/proposed Areas of Separation
  - Landscape, ecological and heritage designations within the study area

### Field work

- 2.2 Field work follows from the collection of data from the desktop study and assesses the characteristics in the field by viewing and making informed professional judgements from public locations on local roads, public rights of way and other accessible land.
- 2.3 The desk study, field work and following report assess and provide information at two Stages.

### Stage A. Overview of the Area of Separation study areas

- Landscape Character Context
- Topographical patterns – ridges, valleys etc.
- Main vegetation blocks
- Landscape Change
- Location of existing built up areas and settlements edge
- Character of settlement/development edge
- Distance between settlements
- Character of undeveloped land between settlements

- Key views into and from the study area

## Stage B. Assessment of Land Units

- 2.4 The study areas are then sub-divided into smaller 'land units' comprising coherent areas of common landscape character. An assessment of each unit is based on a range of 10 criteria as set out below. Assessment of land units is carried out using a pro forma survey sheet and the assessment criteria A-E for each criterion (see Appendix 01). The scale of land units has been identified as appropriate to the existing/proposed Area of Separation scale. The units are potentially larger than those used in previous Landscape Character Assessment and Landscape Capacity Studies for HDC for land parcels<sup>1</sup> since the study is aimed at a different purpose and includes more extensive areas of land beyond the immediate settlement edges.
- 2.5 The identification and definition of land units is based on a combination of desk study and field work with the final decision based on the identification of a common landscape character in the field.
- 2.6 The desk study, survey and written report work was carried out by suitably experienced Landscape Architects.
- 2.7 The 10 criteria have been selected to evaluate how an individual unit contributes to: maintaining the openness of the land, protecting the identity and distinctiveness of settlements and preventing coalescence.
- 2.8 Coalescence can be defined as, 'the process of coming or growing together to form one thing or system' (Cambridge English Dictionary). On this basis, the concept of coalescence is engaged not only when two settlements physically join, but also as they potentially come closer together. Therefore, in the context of the coalescence of settlements, a reduction in the gap between settlements could also be described as part of the process of coalescence.
- 2.9 A number of Landscape Character Assessment and Landscape Capacity Studies (LCALCS) have been carried out for Harborough District Council (2009-2106). These use a methodology to assess landscape sensitivity and capacity that includes 10 different criteria including one entitled 'Prevention of coalescence'. However, the focus of the LCALCS studies was aimed at the relative capacity of land adjoining settlements to accommodate development. In contrast this study on the Area of Separation Review is more focused on the role that land plays in maintaining the sense of separation between settlements. Therefore, the purpose of the two studies differs and so do the methodology, list of

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<sup>1</sup> [http://www.harborough.gov.uk/directory\\_record/490/landscape\\_character\\_assessments](http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments)

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criteria used and their contribution to the assessment.

- 2.10 As the coalescence criterion is just one of 10 criteria in the previous landscape capacity assessments, the importance of a parcel in terms of its role in preventing coalescence can be lost within the overall assessment where there is a wider consideration of factors. Furthermore, in the LCALCS the coalescence criteria is applied regardless of whether there is an existing or proposed Area of Separation.
- 2.11 Therefore, this study focuses on the importance of land units in terms of the role they play in providing a physical, visual and perceptual separation of traditional settlements or, in the case of Magna Park, commercial/employment areas. For ease of reference Magna Park is also referred to in this study as a 'settlement'.
- 2.12 In focusing on the role of land and its contribution to an Area of Separation some of the criteria used in the previous Landscape Character Assessment and Landscape Capacity studies are applicable, together with some additional criteria to reflect the specific issues involved. The definition and approach to the criteria may vary due to the different focus of this study which is - why land should be retained in its existing undeveloped state, rather than its potential the scope for accommodating future development.
- 2.13 The 10 criteria used for Stage B of this study can be classed into three groups as follows:

#### Physical criteria

1. Topography - the pattern of landform can reinforce the separation between settlements (e.g. a ridge between settlements) or alternatively it may support linkage (e.g. in a valley landscape with inter-visibility across valley slopes).
2. Vegetation - the level of compartmentalisation, screening, or enclosure by trees, hedges and woodland can have a marked influence on the role that a parcel plays within landscape. Where vegetation provides strong visual/physical containment, it may result in a reduction in the distance required between settlements to provide a sense of separation. Conversely, when vegetation cover is more limited and the landscape more physically and visually open, an increased physical distance maybe required.
3. Land use - the use of land will have a bearing on its openness and character and the role it fulfils in a sense of separation. Agricultural land use would imply a distinct change of character from built-up areas and therefore be more sensitive. Alternatively uses such as playing fields, parks, cemeteries, and allotments have a closer association with urban areas and indicate a reduced sense of separation.

### Perceptual criteria

4. Public visibility - the degree of openness to public view from roads, rights of way and accessible land influences the perceptual role a land unit performs in the locality. Locations with open views and public access can strongly reveal the openness and sense of separation. Conversely, locations with limited access and/or appreciation of the landscape would have a reduced role. Locations where there is inter-visibility from or between settlements will be of particular importance.
5. Private views – residential views from neighbouring settlements can form part of a local community's appreciation of land between settlements. Locations with more open and prominent views would have a greater role compared to those which are incidental or more strongly filtered. Locations where there is inter-visibility between settlements will be of particular importance.
6. Contribution to the character and setting of settlements - the character of an area of land can affect the appreciation of a neighbouring settlement or development (e.g. where properties in a settlement front onto open countryside or where ridge and furrow pasture closely relates to a traditional village environment there could be a strong relationship with the adjacent land). Conversely, physical barriers such as major roads, railway lines and associated earthworks may reinforce separation despite the proximity.
7. Landscape linkage - the relationship between land units is an important factor that underlines their combined role in the landscape. These can include physical and/or visual links that form part of a wider composition. In identifying coherent areas of separation, the sum of the individual parts of a landscape may be greater than the individual land units in isolation.

### Value criteria

8. Designations - the presence or absence of designations are indication of value. This may include e.g. heritage, landscape or biodiversity features.
9. Scenic Quality - the scenic value of an area reflects a combination of elements and factors, both physical and perceptual. Areas with a pleasing mix of elements are more likely to be highly valued. Such value may be reflected in national or local landscape designations. However, in the context of Harborough District as a whole there are no existing landscape designations. Therefore, relative scenic quality is based on professional judgement by the assessor.
10. Recreational value - the degree to which a land unit can be appreciated and enjoyed for recreational use can contribute towards the value of the area. Land that is used for specific purposes e.g. a country park, open access land or playing fields will have a local and community value for recreation. Rights of way provide value, particularly where routes are well maintained and provide convenient links to residential areas.



- 2.14 Within each land unit the above criteria are assessed based on a 5-point scale (A-E) using set definitions. The definitions are set out in Appendix 01. The results are shown in a tabular form providing a 'profile' to show the relative importance of the land unit in contributing towards the separation of settlements (see Appendices 02 and 03).
- 2.15 It is important to recognise that no weighting has been applied to any of the criteria and that the results show the range of factors within the profile for that land unit. Furthermore, the relative importance of individual criteria may vary from site to site. Where the assessor considers that the land unit does not fall within a single description (A-E) for a criteria then more than one box (A-E) is 'shaded', with the closest relevant description ticked.
- 2.16 A descriptive narrative is then provided for each land unit covering the following headings:
- Commentary on the profile
  - Contribution to physical separation between settlements/development
  - Contribution to the identity of settlement/development
  - Contribution to open character and links with other land units
  - Landscape Value
- 2.17 Finally, an overall assessment is made for each land unit on the contribution of the land unit to the separation of the specific settlements involved and its importance in preventing coalescence. This is indicated as the land unit providing either a 'Primary', 'Supporting' or 'Incidental' contribution based on the following definitions:
- Primary - the land unit comprises a fundamental component of the openness that separates adjacent settlements in terms of landscape character and visual perception
  - Supporting - the land unit in combination with other units provides an important component of the openness that separates adjacent settlements in terms of landscape character and visual perception
  - Incidental - the land unit makes a limited contribution to the openness that separates adjacent settlements in terms of landscape character and visual perception
- 2.18 Land units that are identified as providing a Primary or Supporting contribution to the sense of separation between settlements are then considered for inclusion within proposed Areas of Separation. Land Units that make an Incidental contribution are omitted from proposed Areas of Separation.

## Areas for study

2.19 While the methodology has been devised for use between any individual settlements, it has been applied in this study to evaluate two geographical locations. Firstly, the land between Market Harborough and Great Bowden and secondly land between Lutterworth, Bitteswell and Magna Park. The site-specific studies assess land that falls within currently defined Areas of Separation, and other relevant adjoining land that has the potential to fulfil a similar role.

## Outputs

2.20 The outputs of the study are:

- An outline of the background and policy context;
- A methodology that can also be applied by the Council or Neighbourhood Plan groups for other locations;
- For each existing/potential area of separation a review of the landscape context as a whole supported by illustrative drawings of: topography, rights of way, vegetation, historic development etc.;
- For each land unit within the two focus areas an assessment of the 10 criteria and a description of the role of the parcel in relation to the openness of the landscape and identity of the settlements;
- A summary and conclusion for proposed Areas of Separation that the Council can translate into proposed Area of Separation boundaries; and
- A GIS layer of the land units and proposed Areas of Separation.

### 3 MARKET HARBOROUGH AND GREAT BOWDEN

#### Landscape Character Context

##### National Level

3.1 The study area is located within National Character Area (NCA) 94 Leicestershire Vales<sup>2</sup>, which is an extensive area of landscape stretching from Bedworth in the west to Market Harborough in the east and Leicester in the north. Key characteristics within the NCA of relevance to the study area include:

- An open landscape of gentle clay ridges and valleys occasionally giving rise to moderately steep scarp slopes
- An overall visual uniformity to the landscape and settlement pattern
- Land use characterised by a mixture of pasture and arable agriculture
- Woodland character is derived largely from spinneys and copses on the ridges and more undulating land and hedgerow trees and hedgerows
- Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction
- Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts
- Large settlements dominate the open character of the landscape including Market Harborough and related infrastructure
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages
- Rich and varied historic landscape, including country houses and ridge-and-furrow earthworks

##### Regional Level

3.2 At the regional scale the study area is located within two character types. To the west, the study area falls within the Village Farmlands and Undulating Mixed Farmlands landscape character type,

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<sup>2</sup> <http://publications.naturalengland.org.uk/publication/4900422342934528>

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(5c) as defined within the East Midlands Regional Character Assessment.<sup>3</sup> It is of note that under the 'Shaping the Future' section of the regional assessment that the landscape management aims include:

- taking care to prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements

3.3 The eastern part of the study area between Great Bowden and the River Welland is located within the River Valley Flood Plains type and the Flood Plain Valleys (3a). It is noted within the 'Shaping the Future' section for the LCT that one aim includes,

- protect the open and unsettled character of the landscape and limit the visual impact of any new structures by locating development on previously developed land or close to existing settlement and avoiding development on greenfield sites. The siting of new development should also avoid floodplain areas.

#### District Level

3.4 At the district scale the study area, including Market Harborough and Great Bowden, is located within the Welland Valley character area as defined in the Harborough District Core Strategy at Policy CS17 and further detailed within the Harborough District Landscape Character Assessment (2007).

3.5 The Key Characteristics of the Welland Valley include:

- Gently meandering river in wide and shallow valley
- Little tree cover
- Pasture on the floodplains
- Arable farming on the valley sides
- Market Harborough, operating as a traditional market town, is the dominant urban influence

3.6 The supporting text notes:

3.7 The area is mainly a mix of medium sized agricultural fields enclosed by mixed hedgerows with some evidence of hedgerow removal. There is little established woodland with most mature planting following the water courses. The area has extensive views across the valley but is enclosed by ridges of higher land from the adjoining character areas.

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<sup>3</sup> <http://publications.naturalengland.org.uk/publication/5635681403535360>

The large floodplain of the Welland Valley supports arable farming and grazing. The techniques used in modern farming have led to the creation of larger fields and the loss of hedgerows.

The town of Market Harborough dominates the Welland Valley as a centre for both population and employment for the District. The outskirts of Market Harborough have given way to newer predominantly residential, office and retail developments. The A6 provides an important road connection to Leicester to the north, and Kettering to the south east, Market Harborough is served by a mainline railway station. There are a range of smaller settlements in the Welland Valley some of which have retained their traditional features.

3.8 The LCA considered that the character area has a Medium capacity to accept small scale development. Within the areas immediately surrounding Market Harborough, development is possible with consideration of issues related to its layout, natural extents and envelope, defined in the main by topographical features. The character area has the capacity to accommodate some residential development around Market Harborough and to a lesser extent around Great Bowden and Lubenham.

3.9 The Key Issues identified include:

- The relatively flat and open landscape is vulnerable to adverse visual and landscape impacts of development.
- The immediate landscape setting to Market Harborough is very vulnerable to inappropriately sited development, both in the valley base to the east, above the ridgeline to the north and adjacent to enclosing landscape features to the west and south. It is important that care is taken to prevent further new development that impacts on the ridgeline and valley base, as well as views from the wider landscape setting of Market Harborough.
- The generalised lack of woodland cover across the landscape character area means that new development must be well mitigated to minimise impacts. Opportunities for new woodland screen planting should be encouraged alongside any new development proposals.

### Market Harborough Landscape Character Assessment and Landscape Capacity Study

3.10 The broad character areas within Harborough District have been locally sub-divided around the main settlements as part of a series of landscape character assessments and landscape capacity studies. The relevant study for the Market Harborough/Great Bowden area is the Market Harborough Landscape Character Assessment and Landscape Capacity Study (LCALCS) of April 2009<sup>4</sup>. This

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<sup>4</sup> [http://www.harborough.gov.uk/directory\\_record/490/landscape\\_character\\_assessments](http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments)

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represents the most recent and fine-grained landscape character study produced by HDC pertaining to the locality. The study area falls within three local character areas, Burnmill Farm Scarp Slopes, Foxton to Great Bowden Slopes and Welland Valley North (see Figure 01).

3.11 The Burnmill Farm Scarp slopes occupy the southern part of the study area up to the edge of Market Harborough. The LCACS identifies the key characteristics as including:

- Visually prominent steep scarp slope
- Narrow plateau area adjacent to the edge of Market Harborough
- Panoramic views from escarpment to north
- Pastoral farmland, of variable field size, predominantly grazed by sheep
- Occasional arable fields
- Intact ridge and furrow systems on much of the slopes
- Tree belts, including evergreens, form prominent skyline feature
- Largely undeveloped with occasional isolated farmsteads

3.12 Relevant distinctive features include the covered reservoir off Burnmill Road.

3.13 The Foxton to Great Bowden Slopes occupy the undulating ground to the north of the Burnmill Farm Scarp Slopes. The LCALCS identifies the key characteristics as including:

- Pronounced north facing slopes, with localised undulations
- Part of the broad valley of Langton Brook
- Predominantly pastoral farmland, particularly smaller fields close to settlement
- Large arable fields on flatter ground
- Strong hedgerows with trees, particularly around Foxton and Great Bowden
- Well vegetated villages with village greens at Foxton and Great Bowden
- Vernacular brick buildings with slate roofs, as well as occasional thatched stone buildings
- Good footpath network

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- 3.14 Relevant distinctive features include Great Bowden Conservation Area and village greens.
- 3.15 The Welland Valley North is located to the east of the study area. The LCALCS identifies the key characteristics as including:
- Broad, flat valley of River Welland
  - Pasture and flood meadows along banks of river
  - Field units vary in size
  - Few roads or footpaths through area
  - Intact ridge and furrow systems visible in many locations
  - Visually influenced by commercial development on the northern edge of Market Harborough Distinctive Features
- 3.16 Within the LCALCS study the relative sensitivity of both the Burnmill Farm Scarp Slopes and the Foxton to Great Bowden LCAs were assessed as having a High sensitivity and the Welland Valley North a Moderate/High sensitivity.

### Study Area

- 3.17 The study area is bounded by Market Harborough to the south, A4304 and Dingley Road to the east, Great Bowden to the north and Great Bowden Hall to the west.

### Topography

- 3.18 The topography of the study area is illustrated by Figure 03. The southern and south-west part of the study area rises up steeply on a local scarp slope to an elevation of 110-125m AOD. The slopes range between 1 in 12 to 1 in 18. The area of highest ground reflects the contrasting soils of the Hanslope series of chalky till, compared with the lower lying soils to the north which are from the Denchworth and Wickham 2 Series of clay and mudstone and the alluvial soils of the Fladbury series closer to the River Welland. The part of the study area to the centre and north including Great Bowden itself are more gently undulating falling both to the north and east within a typical range c.80-90m AOD. The land also falls further to the east towards the River Welland at c.75m AOD.

### Vegetation

- 3.19 There are a number of tree belts and tall hedges that follow the upper scarp slopes near to the edge of Market Harborough that in combination with the landform provide visual containment of the larger town from the lower lying village. There are also a considerable number of tall hedges and tree

groups to the edges of Great Bowden that provide a soft vegetated edge to the settlement as seen from outside. Internally there are a number of large specimen trees e.g. on greens and around the recreation ground that add to the sylvan character. Fields between the two settlements contain hedges many with mature trees (e.g. along Burnmill Road) and in addition the mainline railway has well vegetated cutting slopes.

### Landscape change

- 3.20 The historic OS plans provided at Figures 05 to 08 illustrate the change in the settlement of Great Bowden and Market Harborough over the last 115 years. The current extent of built development has been added to the historic plans for reference of the extent of change.
- 3.21 In 1901 (Figure 05) Market Harborough is centred around the High Street and market 'square' with the railway to the east but limited development to the north. Great Bowden is present as a reasonable sized dispersed village with clusters of houses around greens and open spaces. By 1927-31 (Figure 06) Market Harborough had begun to extend northwards with some new housing estates. Also by this time two individual properties, White Lodge and The Mount were built on the top of the scarp slopes with views to the north. These houses are still present as individual features within the otherwise wooded character.
- 3.22 Between 1901 (Figure 05) and 1958 (Figure 07) there was a relatively limited change within Great Bowden apart from some infill and piecemeal development along Station Road. In the same time period the growth of Market Harborough was much more considerable particularly to the north of the town.
- 3.23 By 1985-1995 (Figure 08) Market Harborough had continued to expand substantially with development up to The Ridgeway which forms the southern limit of the current Area of Separation. In the same time period there was further development along Station Road within Great Bowden infilling many of the gaps that previously allowed for views out to the wider countryside. By 1995 (Figure 08) the separation between the two settlements had reduced this closest point to a narrow gap safeguarded by the presence of the railway in its deep cutting. It is in this context of the growth of both settlements that the Area of Separation was promoted to prevent the two settlements merging and in particular Great Bowden being subsumed by the larger Market Harborough.
- 3.24 By referring to the current OS plan (as shown on Figure 02) further commercial development has taken place since 1995 within the Riverside Industrial Estate development to the south-east. This brought commercial development in Market Harborough much closer to Great Bowden. More recent development of The Point Business Park to the east of Rockingham Road (A4304) has continued to extend the visual and physical influence of Market Harborough to the east of Great Bowden.



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## Location of existing built up areas and settlements edge

- 3.25 The settlement edges of Market Harborough and Great Bowden are shown on Figure 04. The northern edge of Market Harborough forms an almost regular straight line from A4304 /Rockingham Road to Burnmill Farm. The settlement edge is set back slightly from the ridgeline to the north of the town and is visually well contained from the rural landscape to the north towards Great Bowden. The development along and off Ridgeway and Alvington Way is predominantly mid/late 20<sup>th</sup> century residential development with a mix of two storey and bungalows which back onto the settlement edge and are contained by tall hedges and tree belts. In addition, there is Ridgeway Primary School and a few older individual properties including White Lodge and The Mount which were once isolated from the town. East of the railway the Riverside Industrial Estate and the Euro Business Park mark the urban edge. These developments are located on sloping and lower lying ground and are moderately well screened when viewed from the north. However, the more recent two and three storey commercial office development at The Point Business Park and the residential development further to the south forms a harder and more prominent built edge to the town beyond Rockingham Road albeit the northern extent of the business park is better contained by planting.
- 3.26 In contrast the settlement edge of Great Bowden is much more irregular reflecting the organic and dispersed pattern of development. The historic pattern of minor roads and greens has been retained with progressive infill which has largely been small in scale and bespoke in design. The built edge is also generally well-integrated into the surrounding rural landscape with some large gardens, trees groups and incidental open spaces and boundary hedges which help to assimilate the built form. From a number of external viewpoints, the presence and extent of the village is well contained from view even in the winter months. Some parts of the village (e.g. to terraces house to the west along Leicester Lane) are more prominent.

## Character of settlements

- 3.27 Market Harborough is the largest settlement in Harborough District with a population of c.23,000. The town grew as a market town and the town centre includes a number of fine buildings including the timber framed Old Grammar School and the landmark St Dionysius church with its towering spire. The town was an important coaching town until the arrival of the railway in 1850. During the 19<sup>th</sup> century there was considerable growth of industry including a gas works, a corset factory and brick works. The Grand Union canal had an arm that extended to the north of the town at Canal Basin. From the early 20<sup>th</sup> century there was a growth in private and local authority housing to provide improved housing stock. From the late 20<sup>th</sup> century the town has continued to grow substantially within the Welland Valley setting and up the slopes to the north of the town including ubiquitous residential development and commercial areas.

- 3.28 Great Bowden is a distinctive village with a range of vernacular buildings within the core and along the approach roads. The village is particularly characterised by a number of small greens and paddocks that create an organic and well vegetated pattern against which the traditional buildings and some sympathetic modern infill can be appreciated. The core of the village is designated as a conservation area and contains a number of listed buildings (see Figure 02). While the centre of the village has seen relatively limited change, the settlement as a whole has experienced moderate growth over last 100 years. Two further developments have recently received planning consent, one off Welham Road to the north and another to the south-east off Berry Close, the latter being within the Area of Separation and consented following an appeal. Both these developments are relatively large in scale compared to previous developments in the village but include areas of open space that are in character with other parts of the village.

#### Distance between settlements

- 3.29 The narrowest gap between the settlement edges is along Station Road where the two settlements almost coalesce. At its closest the narrowest gap between properties is c.110m. The recently approved development off Berry Close in Great Bowden will be within 150m of the commercial development at Riverside Industrial Estate. The closest distance between the western part of the village at Top Yard Farm on Burnmill Road and Centenary Close is c.420m and to the east from Knights End to The Point Business Park c.565m.

#### Character of undeveloped land between settlements

- 3.30 The landscape character between the existing settlements mainly comprises agricultural land with a mix of arable, grassland and pasture. The steep slopes and areas closest to the village are predominantly pasture with some containing very pronounced areas of ridge and furrow. There are open areas of sheep and cattle grazing to the east along the Welland corridor while closer to the village edge is a network of small scale hedged fields units which create an intimate character and zone of transition from the more open larger scale fields towards the core of the village. The steeper slopes help to emphasise the rural character of the landscape by being inclined to the viewer from the south and providing panoramic views towards the village and beyond over the Welland Valley to the north. Arable land use is focused to the west on the lower slopes either side of Burnmill Road. The field boundaries are mainly marked by hedges with occasional hedgerow trees and some larger specimens to the village edge together with belts of trees on the ridgeline to the south and along the railway corridor.
- 3.31 The intervening landscape between Market Harborough and Great Bowden largely comprises a distinctive scenic landscape setting to Great Bowden. Market Harborough is largely separated from this rural setting apart from to the east where the character is adversely affected by the commercial development along Rockingham Road.

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## Key views into and from the study area

3.32 There are number of views into the study area as shown on Figure 04. Views include:

- A. View from Leicester Lane looking south up the rising ground
- B. Views from footpath A50 looking south to the wooded ridge
- C. Elevated panoramic views looking north from footpaths A48 (C1), A49(C3) and A52 (C2) from the ridge
- D. View from Station Road near railway looking north-west at the narrow gap between settlements
- E. View from pedestrian footbridge over the railway looking south-west
- F. View from Rockingham Road looking west towards village edge
- G. Views from footpath A54 to the east of the village looking west (G1) and east (G2)

## Summary of Land Units and Recommendations for Market Harborough and Great Bowden Area of Separation

3.33 The study area was assessed and 11 land units were identified based on common characteristics as shown on Figure 09. The individual returns for each unit are provided in Appendix 2. The main points arising from the assessment of the units are:

- a. Seven land units were assessed as making a 'Primary' contribution to the openness between Market Harborough and Great Bowden. These are Units 2, 3, 4, 6, 7, 10 and 11.
- b. Units 2, 3 and 4 comprise the central core of the area separating the two settlements between Burnmill Road and Station Road and are essential to maintaining the separate identity of the two settlements. The character of these rural land units add more to the setting of Great Bowden since Market Harborough is effectively physically and visually contained behind the ridgeline. Units 6 and 7 fulfil a similar function to the west of the study area with the open and steeply sloping land up to the ridgeline adding notably to the character and identity of the village. To the east, the character changes to a more gently sloping pastoral landscape towards the River Welland. In combination Units 10 and 11 provide an important part of the open setting and separation of Great Bowden from Market Harborough which is most prominent to the east along Rockingham Road due to the larger scale commercial and industrial units and traffic on the A4304.

- c. Three land units were assessed as making a 'Supporting' contribution to the openness between Market Harborough and Great Bowden. These are Units 5, 8 and 9. These three units are closely associated with the edge of Great Bowden and contain small scale field units or plots that provide part of the transitory character between built village and wider countryside. Unit 5 is small and contained but provides an important footpath link to the open countryside to the south. The unit is sensitive due to its rural gateway location. Unit 8 is contained to its boundaries by built form, the railway and vegetation. However, it makes a noteworthy contribution to the small-scale village edge character, which can be seen from the elevated ground to the south-west, the conservation area and the Grade II Stone House (37 Main Street). Unit 9 relates closely to Units 10 and 11 but is smaller in scale and more contained. The land to the north of Unit 9 relates more to the village edge is also partly enclosed by the cemetery and is relatively less important in providing separation.
- d. Land unit 1 was the only unit assessed as making an 'Incidental' contribution to the openness between Market Harborough and Great Bowden. The unit is contained from the rural landscape by tall vegetation and is more closely related to the urban form of Market Harborough. The unit appears to be landlocked but any potential development on the site should ensure there is no visibility of built form from the north.
- e. It is considered that there is merit in maintaining an Area of Separation in the locality. The two settlements are all strongly contrasting in character, from suburban/commercial town edge, to historic village. The Area of Separation Policy has controlled coalescence of the two settlements. It is recommended that Units 2, 3, 4, 5, 6, 7, 9, 10 and 11 are included within an Area of Separation designation to prevent coalescence and to maintain the openness between and distinct identity of between the two settlements. It is not considered necessary to include Units 1 or 8.

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## 4 LUTTERWORTH, BITTESWELL AND MAGNA PARK

### Landscape Character Context

#### National level

4.1 The study area is located within National Character Area (NCA) 94 Leicestershire Vales<sup>5</sup>, which is an extensive area of landscape stretching from Bedworth in the west to Market Harborough in the east and Leicester in the north.

4.2 Key characteristics within NCA 94 of relevance to the study area include:

- An open landscape of gentle clay ridges and valleys
- An overall visual uniformity to the landscape and settlement pattern
- Land use characterised by a mixture of pasture and arable agriculture
- Woodland character largely derived from spinneys and copses on the ridges and more undulating land and hedgerow trees and hedgerows
- Distinctive river valley of the Soar and Swift with tributaries. Riverside meadows and waterside trees and shrubs are common
- Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts
- Large settlements dominate the open character of the landscape including Lutterworth
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages

#### Regional level

4.3 At the regional scale the study area is located within the Village Farmlands and Undulating Mixed Farmlands landscape character type (5c), as defined within the East Midlands Regional Character Assessment. <sup>6</sup> It is of note that under the 'Shaping the Future' section of the regional assessment that the landscape management aims include:

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<sup>5</sup> <http://publications.naturalengland.org.uk/publication/4900422342934528>

<sup>6</sup> <http://publications.naturalengland.org.uk/publication/5635681403535360>

- taking care to prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements

### District Level

- 4.4 At the district scale the study area is located within the Lutterworth Lowlands character area as defined in the Harborough District Core Strategy at Policy CS17 and further detailed within the Harborough District Landscape Character Assessment (2007)<sup>7</sup>. The key characteristics of the area have many similarities with NCA 94. The descriptive text for the Lutterworth Lowlands includes comments of relevance to the study area as follows;

The Lutterworth Lowlands is predominantly an area of rural farmland. The southern half of the area's rivers and streams are tributaries which serve the River Swift. Farming is mixed but mainly pasture, with post enclosure farms scattered across the area. The Lutterworth Lowlands serves a mix of settlements ranging from small villages to an established town at Lutterworth. Magna Park, a 124.8 hectare Distribution Park is located to the west of Lutterworth. Lutterworth is the urban centre of the area, and has expanded in recent years mainly through piecemeal residential developments. The traditional church spires/ towers of the region are evident in the more traditional villages. Other significant developments within the area include Magna Park Distribution Park; a locally visually prominent warehousing and distribution centre to the west of Lutterworth, along the A5. The current layout is relatively successfully screened by woodland planting around the boundary.

- 4.5 The LCA considered the capacity of the Lutterworth Lowlands character area overall has Medium to High capacity, recognising that it represents a changing landscape with many recent developments around the fringes of existing settlements. Expansion due to new development areas may mean that the area is under threat of losing some of its rural characteristics. The area has some limited capacity to accommodate localised development in particular around the larger settlements. Two of the Key Issues for the Lutterworth Lowlands include:

- Given the degree of change already experienced in the landscape character area further development proposals should be carefully assessed to avoid additional adverse or irreversible change to the remaining landscape character
- Landscape character is relatively open, with a lack of enclosing landscape elements, such as mature woodlands and hedgerows. Any new development should take account of longer distance visual impacts on the landscape setting

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<sup>7</sup> [http://www.harborough.gov.uk/directory\\_record/490/landscape\\_character\\_assessments](http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments)

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## Lutterworth and Broughton Astley Landscape Character Assessment and Capacity Study

- 4.6 The broad character areas identified within Harborough District Landscape Character Assessment have subsequently been locally sub-divided around the main settlements as part of a series of landscape character assessments and landscape capacity studies. The relevant study for the appeal site is the Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study (LCALCS) of December 2011<sup>8</sup>. This represents the most recent and fine-grained landscape character study produced by HDC pertaining to the locality. The study area falls within two local landscape character areas – Magna Park Open Farmland and the Bitteswell Historic Farmland (see Figure 10).
- 4.7 The LCALCS identifies the key characteristics of the Magna Park Open Farmland as follows:
- Significant visual influence of the large warehouse structures at Magna Park on the surrounding landscape
  - Large scale, predominantly arable farmland
  - Gently sloping broad valleys
  - Limited historic pattern evident in the landscape
  - Poor hedgerows and very limited hedgerow trees
  - Prominent urban edge to Lutterworth on rising ground
  - A5 road corridor
- 4.8 Distinctive Features included: Magna Park, Lutterworth Country Park and Bitteswell Brook.
- 4.9 The LCALCS identified the key characteristics of the Bitteswell Historic Farmland as including:
- Gently sloping landform in a series of distinctive valleys
  - Predominantly pastoral farmland, grazed by sheep with some cattle
  - Frequent ridge and furrow, particularly around Bitteswell
  - Small to medium scale woodland blocks throughout area creating a treed appearance

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<sup>8</sup> [http://www.harborough.gov.uk/directory\\_record/490/landscape\\_character\\_assessments](http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments)

- Hedgerows well maintained, medium to low, with hedgerow trees mainly ash and oak
- Numerous brooks and rivers, often originating from springs within the area
- Cross valley views

4.10 Distinctive Features within the Bitteswell Historic Farmland included: Bitteswell Brook, an area of parkland with varied tree species adjacent to The Lodge, Bitteswell, Bitteswell Graveyard and views of Bitteswell church.

4.11 Within the LCALCS study the relative sensitivity of the Magna Park Open Farmland LCA is overall assessed as having a Moderate to Low sensitivity and the Bitteswell Historic Farmland a Moderate/High sensitivity. The Magna Park Open Farmland character area has been substantially altered by the development of Magna Park. This large commercial development replaced the previous use of the area as an operational airfield. Other parts of the local character area, including the Bitteswell Brook valley to the east exhibit more of the positive characteristics including presence of vegetation and the sloping valley leading down to the brook.

### Study Area

4.12 The study area is bounded by A4303 to the south, Lutterworth to the east, Magna Park to the west and Bitteswell to the north.

### Topography

4.13 The topographical pattern within the study area is shown on Figure 12. The core of the area is situated within a gently sloping valley along the course of the Bitteswell Brook (a tributary of the River Swift) which flows between Lutterworth and Bitteswell. Two further tributaries extend from this valley form, one to the north towards Meadow Farm and another to the west towards Field Farm. The land rises to the north, west and east where Bitteswell, Magna Park and Lutterworth, are each situated along minor ridges /plateau area at approximately 125-130m AOD. The valley sides slope at between 1 in 20 and 1 in 40 with the lowest area of land to the south by A4303/Coventry Road at 107m AOD beyond which with the land continues to fall towards the River Swift south of Lutterworth. The valley feature within the centre of the study area allows for cross valley views over open countryside towards the contrasting settlements on areas of higher ground. The soils in the study area are all within the Beccles 3 series of clay loams over chalky till.

### Vegetation

4.14 Woodland cover within the Lutterworth Lowlands is typically sparse and limited to smaller copes and linear features. However, a large area of semi-mature woodland, set on undulating engineered earth mounds, runs along the eastern edge of Magna Park, providing a densely planted woodland



boundary to the distribution park. This provides a distinctive feature of vegetative interest in the landscape. The Lutterworth Country Park contains areas of semi-mature native woodland planting to the west of Lutterworth and further areas to the north and west of Brookfield Way contain copses and areas of tree and scrub regeneration. The Bitteswell Brook is variably lined with large trees and riparian vegetation which emphasise the watercourse. Low hedgerows and scattered mature trees form field boundaries across the study area providing structure. The number of hedgerows is greater to the north of Woodby Lane and to the south and east of Bitteswell. Mature tree cover around Bitteswell village is also notable including at the eastern entrance and to the north.

### Landscape change

- 4.15 The landscape character in the vicinity of the study area has notably changed over last 120 years. As illustrated by Figures 14-17. The current extent of Lutterworth, Bitteswell and Magna Park is shaded on historic plans to provide a reference point to the degree of change from the past to the current situation.
- 4.16 Figure 14 illustrates the situation in 1888-1889, when Lutterworth was a much more compact settlement and the land to the west around to the current Magna Park comprised agricultural fields. This also shows the original alignment of Mere Lane that was later diverted to the west of Magna Park around the future airfield. Figure 14 also illustrates that within the study area there was a considerably greater number of smaller and medium fields across much of the study area. The village of Bitteswell had the same form but was less densely developed.
- 4.17 Figure 15 illustrates the situation in 1955, with some incremental, but not extensive growth of Lutterworth over the previous 66 years. The 1955 OS plan also shows the extent of RAF Bitteswell, which was operational from 1940, occupied the site of the current Magna Park with the parish boundary (and former alignment of Mere Lane) dotted through the site. This change resulted in a complete loss of hedgerows and dramatic change to the landscape character within the vicinity of the airfield. Bitteswell had experienced some infill and new properties along Ashby Lane to the north by this date.
- 4.18 Figure 16 shows the situation between 1965 to 1968, with further growth of Lutterworth having taken place, particularly along the Coventry Road to the west. A more detailed layout of Bitteswell Aerodrome is also indicated showing runways and associated areas of hard standing around the perimeter of the site. However, the field structure of the intervening valley landscape to the east shows limited change at this time compared to the 1888 plan. Bitteswell village remained relatively unchanged.
- 4.19 Figure 17 based on 1985-1993 illustrates a more significant period of change with extensive residential growth to the north-west of Lutterworth, extending out towards the current alignment of

Brookfield Way and current edge of Lutterworth. The airfield closed in 1987, and Figure 17 shows the early phase of Magna Park with a number of large distribution buildings and access off the Coventry Road by 1993. By this time many of the fields in the intervening land had become enlarged by progressive hedgerow removals created a larger scale landscape character. At this time, some of the farmsteads (e.g. Bitteswell Grange) had also disappeared. By this time further development had occurred within Bitteswell village on Ullesthorpe Road and Valley Lane.

- 4.20 Figure 18 illustrates the current situation in c.2016 with the extent of residential built development within Lutterworth, extending up to Coventry Road and Brookfield Way. The land to the south-west corner shown as open also now contains further residential development and an area set aside for cemetery use to the south-west of the town. Figure 18 also shows the completed development of Magna Park and associated areas of landscape treatment to the eastern boundary. By 2106 there had been further incremental development in Bitteswell and the loss of Blakenhall Farm in the centre of the valley setting. The presence of this farm is now reflected by two groups of mature trees and an old brick wall garden enclosure.
- 4.21 Therefore, there has been a considerable change in the extent of the urban form over last 120 years with Lutterworth extending westwards and extensive commercial development at Magna Park replacing the former airfield to the west. Most of the change in built form has taken place over the last 50 years. During this time, there has also been a process of agricultural intensification, hedgerow removal and loss of farm buildings. However, the three settlements at Lutterworth, Bitteswell and Magna Park still retain their separate identity.

#### Existing built up areas and settlements edge

- 4.22 Lutterworth currently has a well-defined built edge to the town with the A4303 to the south, Coventry Road/Brookfield Way and then Bitteswell Road to the west and the disused railway and the M1 to the east. The northern boundary was formerly defined by Bill Crane Way but there is a further area of development to the north of Bill Crane Way. The current extent of built development is shown on Figure 13. A further development for up to 250 units was allowed at appeal in 2017 between A4303, Coventry Road/Brookfield way and Lutterworth Country Park. The extent of this development is also shown on Figure 13. This includes some land west of Bitteswell Brook for open space land uses which is considered to fall outside the future edge of settlement.
- 4.23 In contrast Bitteswell village has a more organic form with development extending along the three minor roads to the north, east and west linking to other settlements and further cul-de-sac development to the south along Valley Lane. The interface of the edge settlement with the surrounding countryside is largely irregular and formed by rear gardens of varying sizes, within some piecemeal development having taken place within smaller parcels of land.

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- 4.24 Magna Park is contained by a coherent landscaped perimeter composed of earth bunds and mixed woodland planting. The planting areas vary in width between 30-300m and contain a number of glades and grass paths. The large warehouse buildings are variably seen behind the structural planting areas. Some of the buildings have simple colour schemes which help them assimilate into the setting while company Logos/Names on some of the buildings are prominent.

#### Character of settlement

- 4.25 Lutterworth is the second largest town in Harborough District with a population of c.10,000. The market town was important in the days of coaching as evidenced by the survival of a number of coaching inns. The town also contains some historic half-timbered buildings. The tower of St Marys church forms a prominent landmark in the town and wider area. The core of the town is designated as a conservation area which contains a number of listed buildings (see Figure 11). The town expanded with the introduction of the railway in 1899 but the station closed, along with the railway, in 1969. The town continued to grow from the second half of the 20<sup>th</sup> century with a number of larger residential estates principally to the north and west (see Figures 14-17).
- 4.26 Bitteswell is a traditional Leicestershire village centred on the village green at the junction of Ashby Lane, Ullesthorpe Road and Lutterworth Road. The majority of the village is designated as a conservation area and contains a number of listed buildings including St Marys church which has a tower and typical squat Leicestershire spire. Infill development has generally been sympathetic. The conservation area extends outside the limit of built development most notably to the south-east towards Lutterworth and these small fields and areas of parkland provide an important part of the setting to the village. Development along Ashby Lane is more suburban in character with individual houses forming ribbon development to the west of the road.
- 4.27 Magna Park is a free standing strategic distribution park dating from the late 1980's and constructed on the site of the former RAF Bitteswell airfield. The site occupies over 2sqkm and is one of the largest facilities in the UK located in an area of land referred to as the 'Golden Triangle' due its favourable location in logistic terms between the M1, M6 and M69. The facility has a high quality of infrastructure including access roads and extensive structural landscape. The warehouse buildings comprise simple cuboid forms up to c.20m in height with associated offices and parking /loading areas.

#### Distance between settlements

- 4.28 The narrowest gap between settlement edges is between Lutterworth and Bitteswell. This measures as little as 110m between properties to the east along Lutterworth Road. To the south of the village the gap between the closest properties on Valley Lane, Bitteswell and those off Brookfield Way is c.320m. Bitteswell Conservation Area extends to Toll Gate Cottage which almost connects with

Lutterworth on the Bill Crane Way while the conservation area to the south is within 100m of Brookfield Way. Further to the north the distance between Ashby Lane and the new development north of Bill Crane Way is c.500m.

- 4.29 The edge of Lutterworth is at its closest to Magna Park to the western edge of the town along Coventry Road. The closest built forms are currently c.1km but this is likely to reduce to c. 700m on completion of the consented scheme west of Coventry Road. The closest distance between Magna Park and Bitteswell is c.1.3km.

#### Character of undeveloped land between settlements

- 4.30 The landscape character between the existing settlements mainly comprises open agricultural land with a mix of arable, grassland and pasture located on gently sloping land that falls into a number of tributary valleys including Bitteswell Brook which flows through the area as a unifying feature. The field boundaries are mainly marked by hedges with occasional hedgerow trees.
- 4.31 Woodbrig House Farm to the south supports livestock and there are also areas of grazing to the south-east and north-east of Bitteswell close to Bitteswell Brook. Land to the north of Woodby Lane contains a few farms which mainly support grazing pasture with some extensive areas of ridge and furrow present. Areas of arable are concentrated to the centre of the area and a further area to the north-west next to Mere Lane. Arable field sizes tend to be larger having experienced some hedgerow removal in the second part of the 20<sup>th</sup> century. There is a smaller scale of landscape and varied land uses to the north and west of Brookfield Way including Lutterworth Country Park and smaller paddocks and areas of regeneration and a balancing pond.
- 4.32 Overall the intervening landscape between the three settlements comprises a rural lowland landscape setting to the settlements.

#### Key views into and from the study area

- 4.33 There are a number of views into the study area as shown on Figure 13. Views include:
- A. View from Coventry Road/Brookfield Way looking east towards Magna Park, albeit that the character of these views will change on completion of the consented residential scheme west of Coventry Road/Brookfield Way
  - B. Views from A4303 travelling east past edge of Magna Park looking towards Lutterworth
  - C. Views along Woodby Lane (C1 and C2)
  - D. Views from Bill Crane Way and footpath W95 looking west

- E. Views from public footpaths X35 (E1), X36 (E5), X57 (E2), W94 (E3 and E4) to the edge and from within the area.

### Summary of Land Units and Recommendations for Bitteswell, Lutterworth and Magna Park Area of Separation

- 4.34 The study area was assessed and 9 units were identified based on common characteristics as shown on Figure 18. The individual returns for each unit are provided in Appendix 03. The main points arising from the assessment of units are:
- a. Seven land units were assessed as making a 'Primary' contribution to the openness between Lutterworth, Bitteswell and Magna Park. These are Units 1, 2, 3, 5, 6, 7 and 9.
  - b. Units 1, 2 and 3 comprise the central core of the agricultural landscape area separating Lutterworth from Magna Park. Units 1 and 2 follow the valley slopes associated with the Bitteswell Brook with the southern section (land unit 1) being medium in scale and relatively more contained. The northern section (land unit 2) is much more open in character and mainly arable. Land Unit 3 is more detached and a plateau area which adds to the sense of separation between settlements. Land Unit 5 comprises a single land use Lutterworth Country Park. This is well used by the public and allows for views to the west across the valley and intervening countryside to Magna Park. Land Unit 9 is the structural landscape associated with Magna Park. While part of the Magna Park development, the earthworks and planting provide an important component in the visual separation from Lutterworth and Bitteswell.
  - c. Land Units 6 and 7 occupy the relatively narrow gap between Lutterworth and Bitteswell and are essential to maintain the distinct identity of the two settlements and in particular Bitteswell. Unit 6 partly lies within the conservation area. Unit 7 provides a separating role for both settlements as they expand to the north. However, the single smaller field forming the south-west of the unit next to Ashby Lane is relatively less important in providing this separation.
  - d. Two land units 4 and 8 were assessed as making a 'Supporting' contribution to the openness between Lutterworth, Bitteswell and Magna Park. Unit 4 is close to the north-west of Lutterworth beyond Brookfield Way and comprises small scale units of rough grazing and regenerating woodland and scrub. Despite its location, the unit is relatively self-contained by vegetation and has no public access. Unit 8 is a much larger triangular area to the north of Woodby Lane and is more detached from Bitteswell as it wraps around the north corner of Magna Park. The unit has a relatively intact historic pattern of hedged pasture and underlying ridge and furrow.

- e. It is considered that there is merit in maintaining an Area of Separation in the locality. The three settlements are all strongly contrasting in character, from suburban town edge, to historic village and large distribution centre. The Area of Separation Policy has effectively prevented coalescence of the three settlements. It is recommended that all land units 1- 9 are included within an Area of Separation designation to prevent future coalescence and to maintain the openness between and the distinct identity of Lutterworth, Bitteswell and Magna Park.

## 5 REFERENCE DOCUMENTS

National Character Area (NCA) 94 Leicestershire Vales

Harborough District Landscape Character Assessment (2007)

[Market Harborough Landscape Character Assessment and Landscape Capacity Study](#)

[Lutterworth and Broughton Astley Landscape Capacity Assessment and Landscape Capacity Study](#)

[Area of Separation Review Study 2011](#)

Appendix 01

Table A – Area of Separation Criteria

Where a circumstance does not fit clearly within one category (A – E) more than one may be shaded on the profile table to show the range with the one most appropriate ticked

Criteria	Factors to measure criteria
Physical Criteria	
Topography	A= Landform provides full physical and visual separation between settlements e.g. ridge B= Rolling /undulating landform providing some physical and visual separation between settlements C= Landform plays a neutral role in separation – flat/minimal variation in levels D= Landform reinforces physical and visual connectivity between settlements E= Landform strongly reinforces physical and visual connectivity between settlements e.g. opposite steep valley slopes
Vegetation	A= Dense pattern of mature vegetation providing enclosure– tall hedges, tree-belts or woodland B= Semi-enclosed by mature vegetation - tall hedges, tree-belts or woodland C= Moderately enclosed by vegetation – medium scale clipped hedges and hedgerow trees, small woodlands, fragmented shelterbelts D= Limited enclosure by poor/low hedges with few or no trees E= Largely open with minimal vegetation
Land use	A= Strong urban fringe character with associated uses e.g. sports pitches, cemetery etc. B= Small or medium scale landscape with a mix of urban fringe and rural uses e.g. paddocks and horsiculture C= Medium scale and varied rural land use with open rural character e.g. arable, pasture and isolated urban fringe uses D= Large to Medium scale land use with open rural character e.g. arable and or pasture E= Large scale land use with open rural character e.g. arable
Perceptual criteria	
Public visibility	A= Well contained from public views and indication of minimal usage B= Generally well-contained from public views and or indication of limited usage C= Partially contained from public views with indication of moderate usage D= Moderately open to public views with indication of moderate/high usage E= Very open to public views with indication of high usage
Private views	A= Well-contained from private views on the edge of settlements B= Generally well contained from private views on the edge of settlements C= Partially contained from private views on the edge of settlements D= Moderately open to private views on the edge of settlements E= Very open to a number of private views on the edge of settlements
Contribution to the character and setting of settlements	A= Unit makes a very limited contribution to the character of the adjacent settlement/s e.g. due to strong barriers or enclosure B= Unit makes a limited contribution to the character of the adjacent settlement/s C= Unit makes moderate contribution to the character of the adjacent settlement/s D= Unit makes notable contribution to the character of the adjacent settlement/s E= Unit makes major contribution to the character of the adjacent settlement/s
Landscape Linkage	A= Unit is isolated from other units B= Unit has limited physical or visual linkage to other units C= Unit has moderate physical or visual linkage to other units D= Unit has moderately strong physical or visual linkage to other units E= Units has strong physical or visual linkage to other units



Appendix 01

Table A – Area of Separation Criteria

Criteria	Factors to measure criteria
Value Criteria	
Designations (landscape, heritage, ecological)	A= Unit has no designations within or in close proximity B= Unit has designations adjacent C= Unit has small area within larger designation or a single small designation D= Unit is largely within a designated area or contains several designations E= Unit is fully within a designated area
Scenic Quality	A= Unit is a low value B= Unit is of moderate to low scenic value C= Unit is of moderate scenic value D= Unit is of moderate to high scenic value E= Unit is of high scenic value
Recreational Value	A= Unit has no specific recreational value e.g. no facilities, access or rights-of-way B= Units has a moderate to low. Recreational value C= Unit has a moderate recreational value D= Unit has a moderate to high recreational value E= Unit as a high recreational value with a number of facilities and/or evidence of high use

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 1

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Burnmill Farm Scarp Slopes  
Surveyors = JB + EF

Size = 1.5Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the north of Market Harborough and is formed by an enclosed area of rough, unmanaged grassland. The area is bounded by residential properties to the south and east, a primary school to the west and a woodland belt to the north. The unit is characterised by the physical and visual boundaries of residential back garden fences, a hedgerow adjacent to the school and a dense line of vegetation obscuring connections with the landscape to the north.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation		✓			
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views				✓	
	Contribution to the character and setting of settlements		✓			
	Landscape linkage	✓				
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality		✓			
	Recreational Value			✓		

Commentary on profile

The unit occupies part of the Landscape Character Area of Burnmill Farm Scarp Slopes. The Parcel is located on the plateau area, separated from the rest of the Character Area by a woodland belt. The unit is mostly open and predominantly consists of unmanaged grassland, with some incidental trees around the urban edge. A public footpath runs across the centre of the parcel from 'The Ridgeway', a residential road south of the unit, continuing north-west through the woodland belt and across the rural fields between Market Harborough and Great Bowden. The unit is screened from the road by housing. Private views vary from the properties directly adjacent to the southern boundary. The houses are mostly single-storey bungalows with many views screened by close-board fencing to the rear-gardens.

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Contribution to physical separation between settlements/ development

This is a relatively small unit c.60m in depth and 225m in length, occupying an area of land contained on three sides by the existing settlement edge of Market Harborough. The public footpath within the Parcel continues through the woodland belt and north towards Great Bowden providing access to the rural area between the two settlements. Views to the rural area and beyond to Great Bowden are completely screened by the tree belt.

Contribution to the identity of settlement/ development

Most of the development of Market Harborough has occurred over the past 100 years with large housing developments forming the majority of the urban expansion. The current northern edge of the town is residential in character with the majority of buildings constructed during the 1960s and 1970s. In contrast, Great Bowden has experienced limited expansion over the past 100 years, largely existing within its historical boundaries. Small in-fill developments provide the majority of modern development within the village with the settlement edge remaining irregularly shaped. The land unit is located adjacent to the northern edge of Market Harborough although the only views are localised to the adjacent private properties and a short section of public footpath. The unit is not apparent from Great Bowden due to the intervening topography and vegetation. The unit provides a very limited contribution to the identity of either of the settlements due to its minimal visual and physical relationship with development.

Contribution to open character and links with other land units

Land Unit 1 is a moderately small area enclosed by tall vegetation and fencing which limit its role in contributing to the open character. The unit is isolated from other land units between Market Harborough and Great Bowden. The Parcel adjoins land unit 2 with the boundary between the two formed of a dense woodland belt. The vegetated boundary obscures any visual connections between the units.

Landscape value

The land unit lies entirely within the Area of Separation as defined within Policy EV/3 and supported by Core Strategy policies CS1 and CS13 (f). The area is considered to have a moderate to low scenic value due to its enclosed nature and unmanaged land use. The area has moderate recreational value on account of the public footpath located in the unit. The footpath is well used as access to the wider, more open landscape beyond the tree belt to the north of this unit.

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

= Primary x Supporting x Incidental ✓

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 2

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Burnmill Farm Scarp Slopes  
Surveyors = JB + EF

Size = 19Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the north of Market Harborough and to the south-west of Great Bowden. The unit occupies a large area between the two settlements. The area is bounded by the urban edge of Market Harborough to the south, Burnmill Road to the west, field boundaries to the north and the Midland Mainline Railway to the east. The unit is characterised by the most steeply sloping land between the two settlements with the extents limited by the urban edges of the settlements to the south and east, a road linking the two settlements to the west and a change in topography to the north.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography	✓				
	Vegetation			✓		
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views			✓		
	Contribution to the character and setting of settlements	✓				
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality					✓
	Recreational Value				✓	

Commentary on profile

The unit occupies the eastern section of the Landscape Character Area of Burnmill Farm Scarp Slopes, a visually prominent steep scarp slope of pastoral farmland with panoramic views from the escarpment to the north. There are distinctive intact ridge and furrow systems on much of the unit and tree belts form a prominent skyline feature to the south. The slope ranges from 88 AOD in the north-east corner by the railway line to 121m AOD to the west at the edge of Market Harborough and an average incline of 1:10. Three public footpaths A49, A50 and A52 cross the unit connecting Market Harborough and Great Bowden. Land use is predominantly pastoral with several established hedgerows containing several mature trees and a woodland belt to the south. Landscape change within the land unit has been limited with most field units remaining unchanged since the first edition OS maps in the late 19<sup>th</sup> century.

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Contribution to physical separation between settlements/ development

This unit contains a large area of land between the settlements of Market Harborough and Great Bowden. The unit is c.150-300m in width which equates to approximately one to two thirds of the distance between Market Harborough and Great Bowden. When combined with Land Units 3 and 4, the unit makes a major contribution to the separation between the settlements. The sloping landform with open character allows for panoramic views up to Great Bowden and long-distance views of the rolling Leicestershire countryside to the north, beyond the village which is largely obscured by vegetation. The steep gradient of this unit and mature tree cover at the edges of the urban areas help to reinforce the separation of the settlements.

Contribution to the identity of settlement/ development

Most of the development of Market Harborough has occurred over the past 100 years with large housing developments forming the majority of the urban expansion. The current northern edge of the town is residential in character with the majority of buildings constructed during the 1960s and 1970s with a more recent infill development at Centenary Close to the south-west of Unit 2. In contrast, Great Bowden has experienced limited expansion over the past 100 years, largely existing within its historical boundaries. Small in-fill developments provide the majority of modern development within the village with the settlement edge remaining irregularly shaped. A conservation area designation covers a large proportion of Great Bowden helping to retain its historic, organic village character. The land unit is located adjacent to the northern edge of Market Harborough although views of the town are very limited due to its positioning beyond the ridgeline and screening effects of tree belts to the south of the unit. There is very little visual awareness of the urban edge other than a few rooftops and chimney pots. The land unit provides a critical physical and visual gap between the two settlements. Any future erosion of the space would have a marked adverse effect upon the identity Great Bowden leading to a greater or complete coalescence with Market Harborough.

Contribution to open character and links with other land units

The unit displays a distinctive rural character and provides a natural break between the edge of Market Harborough and Great Bowden. Due to its elevated position, the parcel also has a strong visual relationship with the wider, rolling countryside to the north. The buildings within the western part of Great Bowden are visible from the unit, with the large red-brick residence of 'Upper House' (1879) and its grounds and mature trees forming a notable feature. There is a strong relationship with adjacent units between the settlements, particularly Land Units 3 and 4 to the north. When conjoined, these units provide a critical area in the avoidance of coalescence between Market Harborough and Great Bowden.

Landscape value

The land unit lies entirely within the Area of Separation as defined within Policy EV/3 and supported by Core Strategy policies CS1 and CS13 (f). Great Bowden Conservation Area extends up to the southern edge of the village. The area is considered to have a high scenic value on account of the views towards the village conservation area and beyond to the wider countryside. The open pastoral fields with enclosing hedgerows and mature tree lines form a mature rural/village fringe character. The area has a moderate to high recreational value because of the well-used public footpaths A49, A50 and A52 which run directly through the area connecting the two settlements.

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

= Primary ✓ Supporting x Incidental x

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 3

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Foxton to Great Bowden Slopes  
Surveyors = JB + EF

Size = 8.6Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the south of Great Bowden. The unit occupies a large area of pastoral land between Market Harborough and Great Bowden. The area is bounded by the built edge of Great Bowden to the north, Burnmill Road to the west, field boundaries to the south and the Midland Mainline Railway to the east. The unit is characterised by the lower lying, less visually prominent pastoral land between the two settlements with the extents limited by the urban edges of the village to the north, a change in land use from pastoral to arable to the south-west, a distinctive field boundary to the south and the railway line to the east.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation		✓			
	Land Use			✓		
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)			✓		
	Scenic Quality				✓	
	Recreational Value				✓	

Commentary on profile

The unit occupies an area within the Foxton to Great Bowden Slopes Landscape Character Area, part of the broad valley of Langton Brook. The Character Area is predominantly pastoral farmland with strong hedgerows containing trees. Land Unit 3 displays typical characteristics of the Foxton to Great Bowden Slopes, containing smaller pastoral fields close to the village settlement. A public footpath A50 transects the unit, connecting Great Bowden with Market Harborough to the south. Established hedgerows containing mature trees provide sub-division between the larger plot of land while post and rail fences separate three smaller plots of land within the western area of the unit. Landscape change over the last 150 years within the land unit has been very limited with most field units remaining unchanged since the first edition OS maps in the late 19<sup>th</sup> century.

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Contribution to physical separation between settlements/ development

This is a significant unit of land between Market Harborough and Great Bowden, providing a strong rural edge to Great Bowden. The unit spans the extent of the southern edge of Great Bowden, to the west of the railway line occupying approximately one third to a quarter of the gap between Market Harborough and Great Bowden. The combination of Units 2, 3 and 4 form a major contribution to the separation between the settlements. The public footpath within the unit, which continues south through Units 2 and 1, provides access to the main rural area between the two settlements.

Contribution to the identity of settlement/ development

Most of the development of Market Harborough has occurred over the past 100 years with large housing developments forming the majority of the urban expansion. The current northern edge of the town is residential in character with the majority of buildings constructed during the 1960s and 1970s. In contrast, Great Bowden has experienced limited expansion over the past 100 years, largely existing within its historical boundaries. Small in-fill developments provide the majority of modern development within the village with the settlement edge remaining irregularly shaped. A conservation area designation covers a large proportion of Great Bowden helping to retain its historical, organic village character. The land unit is located adjacent to the southern edge of the Great Bowden Conservation Area and provides a rural context to this area of the village, reinforcing the non-urban setting of Great Bowden.

Contribution to open character and links with other land units

The unit has a distinctive rural character and provides a natural break between the edge of Great Bowden and Market Harborough. The pastoral land use and ridge and furrow pattern system evident within the unit contribute towards the historic rural character of this space. There is little visual evidence of built form from within the land unit, with 'Upper House', a large country house built in 1879, forming the main built landmark visible at this locality. There is a strong relationship with adjacent units between the settlements, particularly Land Units 2 and 4 to the south. When combined, Land Units 2, 3 and 4 provide a critical area to avoid coalescence between Market Harborough and Great Bowden.

Landscape value

The land unit lies entirely within the Area of Separation as defined within Policy EV/3 and supported by Core Strategy policies CS1 and CS13 (f). Great Bowden Conservation Area runs up to the land unit with a small part extending into it. The area is considered to have a moderate to high scenic value on account of the historic field pattern, mature hedgerows and trees and views towards the steeply sloping pastoral landscape to the south. The area has a moderate to high recreational value because of the well-used public footpath A50 which runs directly through the area connecting the two settlements.

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

= Primary ✓ Supporting x Incidental x

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 4

Settlements = Market Harborough and Great Bowden

Size = 6.4Ha

Landscape Character Area = Burnmill Farm Scarp Slopes and Foxton to Great Bowden Slopes

Surveyors = JB + EF

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located centrally between Market Harborough and Great Bowden and is formed by one medium sized arable field. The area is contained on three sides by mature hedgerows and is open on the southern edge. The open boundary is characterised by the change in land use from arable to rough grassland and additionally distinguished by the change in topography from relatively flat within the unit to steeply sloping land south of the unit. The unit is largely surrounded by pastoral land between Market Harborough and Great Bowden and arable land to the west with Burnmill Road running along the western boundary.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation				✓	
	Land Use			✓		
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views			✓		
	Contribution to the character and setting of settlements			✓		
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality			✓		
	Recreational Value			✓		

Commentary on profile

The unit is located within two Landscape Character Areas: Burnmill Farm Scarp Slopes; and Foxton to Great Bowden Slopes. The unit is situated on a flatter area of land with elevated slopes to the south and west and lower ground to the east. A public footpath A52 runs through the centre of the unit linking the Great Bowden end of Burnmill Road with Market Harborough to the south. The unit is contained by tall hedgerows to the north, east and west comprising several mature trees. Several properties in the western area of Great Bowden are visible from the unit beyond the hedgerow to the north.





Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 5

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Foxton to Great Bowden Slopes  
Surveyors = JB + EF

Size = 0.5Ha  
Date Surveyed = 08/12/16

Land Unit Description

The land unit is located within a small area of undeveloped land between properties on Main Street in Great Bowden, formed of rough grassland with a group of mature trees in the south-western corner. The area is contained by Main Street to the north, residential properties with associated gardens to the east and west; and open pastoral land to the south. The unit is connected to the larger rural gap between Market Harborough and Great Bowden by a public footpath A50 which extends through the unit from the road, south towards the pastoral land and onto Market Harborough.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation		✓			
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views			✓		
	Contribution to the character and setting of settlements		✓			
	Landscape linkage			✓		
3. Landscape Value	Designations (Landscape, Heritage and Ecological)					✓
	Scenic Quality			✓		
	Recreational Value				✓	

Commentary on profile

The unit occupies a small plot of level land within the Foxton to Great Bowden Slopes Landscape Character Area. The unit is mostly open and predominantly consists of unmanaged grassland, with a row of mature trees in the south west corner and a public footpath crossing the centre of the unit. The unit is largely screened from the road by an ivy hedge. An opening in the north-west corner adjacent to the pavement along Main Street provides physical and visual access from the village. Private views are restricted to the two properties adjacent to the unit and in particular those to the east and west of the unit. Trees and dense vegetation line the boundaries around the southern half of the plot.



Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 6

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Foxton to Great Bowden Slopes  
Surveyors = JB + EF

Size = 10.9Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the west of Great Bowden and comprises two arable fields. The area is bordered by Leicester Lane to the north, Burnmill Road to the east and arable and pastoral land to the south-west. Clipped hedgerows contain the unit with mature trees within the hedgerow along Burnmill Road. The unit is characterised by the open undulating arable character between the foot of the scarp slopes and Great Bowden village.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation				✓	
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)		✓			
	Scenic Quality				✓	
	Recreational Value			✓		

Commentary on profile

The land unit occupies a southern section of the Landscape Character Area of Foxton to Great Bowden Slopes, part of the broad valley of Langton Brook. The landform slopes from the higher ground to the west of the unit at 103m AOD down a slightly undulating slope towards the south east of the unit with the lowest point at 92m AOD. The unit contains two irregularly shaped open arable fields, with the larger field situated to the north of the unit and the smaller field to the south. The unit is open to view from Leicester Lane (linking Great Bowden with the B6047) which is partially developed on the northern edge with a prominent row of houses with views across the open countryside between Great Bowden and Market Harborough. A public footpath A48 runs south across the centre of the parcel from Leicester Lane, across arable fields and rough grassland towards Market Harborough. The footpath is not as well used as the footpaths between the two settlements to the east.



Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 7

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Burnmill Farm Scarp Slopes  
Surveyors = JB + EF

Size = 9.8Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the north of Market Harborough and is formed by an irregularly shaped, steeply sloping plot of rough grassland. The area is bordered by arable fields surrounding the northern area of the unit, Burnmill Road to the south-east, and a small covered reservoir to the south. Access is provided by a narrow track east of Burnmill Road leading to a public footpath which crosses the unit. Tall hedgerows contain the unit along Burnmill Road and around the reservoir while low clipped hedgerows separate the unit from the arable land to the north. The land unit is characterised by the section of steep scarp grassland slopes with panoramic views.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography	✓				
	Vegetation			✓		
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views			✓		
	Contribution to the character and setting of settlements	✓				
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality					✓
	Recreational Value				✓	

Commentary on profile

The unit occupies part of the Landscape Character Area of Burnmill Farm Scarp Slopes, a visually prominent steep scarp slope of pastoral farmland with a narrow plateau area on the northern edge of Market Harborough. The unit is located on a steep slope, plateauing to the south-western area of the unit. The unit is mostly open and consists of rough grassland, with a strong tree line to the south and eastern boundaries. A public footpath A48 runs across the centre of the parcel from a junction at the edge of Market Harborough where a farm track joins Burnmill Road, continuing north across the unit, through arable fields and meeting Leicester Road to the west of Great Bowden. The unit is visible from several public locations including Burnmill Road, Leicester Road



Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 8

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Foxton to Great Bowden Slopes  
Surveyors = JB + EF

Size = 1.7Ha

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located within an undeveloped area of Great Bowden, east of the railway line, north of Great Bowden’s recreation ground and south of Main Street. It contains a number of small scale plots of land including paddocks and domestic gardens. The area is defined by a tall tree belt to the south, a paved public footpath A53 to the east, residential properties and associated back gardens to the north and the Midland Mainline Railway line to the west.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation		✓			
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)			✓		
	Private Views			✓		
	Contribution to the character and setting of settlements			✓		
	Landscape linkage			✓		
3. Landscape Value	Designations (Landscape, Heritage and Ecological)			✓		
	Scenic Quality			✓		
	Recreational Value	✓				

Commentary on profile

The unit occupies part of the Landscape Character Area of Foxton to Great Bowden Slopes, part of the broad valley of Langton Brook. The unit is located within an enclosed area, separated from the rest of the Landscape Character Area by the railway line and the urban form of Great Bowden. There are local variations in topography within the unit with a gradual incline upwards from south to north and evidence of ridge and furrow systems. The unit is divided into small plots of land, with a long, narrow open field closest to the railway line used as a paddock. The other plots of land in the centre and to the east are separated by mature lines of trees containing paddock areas to the south and domestic garden plots of mown grass to the north. A public footpath A53 runs adjacent to the eastern boundary providing public visibility into the space. Private views are partially contained with a handful of properties overlooking the unit to the north.





Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 9

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Foxton to Great Bowden Slopes

Size = 5.4Ha

Surveyors = JB + EF

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located on the eastern edge of Great Bowden comprising several small plots of land including pastoral land and a cemetery. The unit is bounded by Dingley Road to the north; rear domestic garden plots along Knight's End Road to the west; and pastoral land to the south and east. The area is characterised by a grouping of smaller fields of pasture as distinct from larger areas of grazing land to the east and the village form to the west.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation			✓		
	Land Use			✓		
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)			✓		
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)				✓	
	Scenic Quality		✓			
	Recreational Value		✓			

Commentary on profile

The land unit occupies part of the Foxton to Great Bowden Slopes Landscape Character Area. The Foxton to Great Bowden Slopes is divided into two areas, separated by the village of Great Bowden. The main area is situated to the west of the village with a fragmented narrow section to the east of the village. Land Unit 9 is located within the smaller area, adjacent to the Welland Valley North Landscape Character Area which slopes gently down towards the River Welland, 0.25km from the unit. The unit is divided into small plots of gently sloping land, mostly contained by clipped hedgerows and with a number of individual mature trees providing more enclosure for the unit during the summer. The cemetery is located in the north-east area of the unit, south of Dingley Road and is partly bounded by a tall brick wall and contains a mix of trees, including some conifers. The other plots of land are used for grazing. There are no public footpaths crossing the unit, however, there is



Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 10

Settlements = Market Harborough and Great Bowden

Size = 10.9Ha

Landscape Character Area = Foxton to Great Bowden Slopes and Welland Valley North

Surveyors = JB + EF

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located on the eastern edge of Great Bowden comprising three plots of pastoral land with distinctive ridge and furrow features. The unit is bounded by Riverside Industrial Estate to the south; open pastoral land to the east; land with consent for residential development adjacent to Berry Close and the Midland Mainline Railway to the west; and smaller plots of pastoral land to the north.

Commentary on profile

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation			✓		
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)			✓		
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality			✓		
	Recreational Value			✓		

The unit is located within two Landscape Character Areas: Foxton to Great Bowden Slopes and Welland Valley North. The southern two fields of Land Unit 10 are located within the Foxton to Great Bowden Slopes and the northern field within the Welland Valley Landscape Character Area. The unit is divided into three plots of sloping land, mostly contained by low hedgerows and a number of individual mature trees. The Midland Mainline Railway line adjoins the eastern edge of the unit and the River Welland adjoins the south-east edge. A public footpath A54 crosses the northern field from Dingley Road to the southern section of Great Bowden at Station Road. Additional public views are located along Dingley Road and the A4304 to the east. The unit is moderately open to private views from the commercial buildings on the edge of Market Harborough.



Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Land Unit No = 11

Settlements = Market Harborough and Great Bowden  
Landscape Character Area = Welland Valley North

Size = 21.3Ha

Surveyors = JB + EF

Date Surveyed = 08/12/16

Land Unit Description

The land unit is located to the east of Great Bowden and to the north of the north-eastern area of Market Harborough. It comprises pastoral land with the River Welland flowing through from south to north. The unit is bounded by Euro Business Park to the south; pastoral land to the west; the cemetery to the north; and Dingley Road and A4304 to the east. The area is characterised by a markedly open area of grazing land between the two settlements, largely comprising a single pastoral field.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation				✓	
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views		✓			
	Contribution to the character and setting of settlements				✓	
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)					✓
	Scenic Quality			✓		
	Recreational Value			✓		

Commentary on profile

The unit is located within the Welland Valley North Landscape Character Area characterised by: a gently meandering river in a wide, shallow valley, little tree cover and pasture on the floodplains. Land Unit 11 is typical of this area and contains four plots of pastoral land. The main plot of land is very large in relation to the other fields of grazing land within the local landscape. The River Welland divides the unit resulting in a gently sloping topography. The open nature of the unit results in a strong relationship with the large commercial buildings on the edge of Market Harborough fronting Rockingham Road. A public footpath A54 crosses the main field from Dingley Road westwards towards Station Road in Great Bowden. Additional public views are located along the adjacent Dingley Road and the A4304 to the east. The unit is generally well contained from private views, although it is visible from the industrial estate on the edge of Market Harborough.

Appendix 02 Area of Separation Study - Land Unit Appraisal  
Market Harborough and Great Bowden

Contribution to physical separation between settlements/ development

This is a relatively large unit occupying an area of land between Market Harborough and Great Bowden occupying approximately one third of the gap. When combined with Units 9 and 10 the land unit forms a gap of c.570m between the two settlements. The sloping landform of the area provides a strong visual connection between the rural space and the built edge of Market Harborough.

Contribution to the identity of settlement/ development

Most of the development of Market Harborough close to the land unit and north-east of the railway has occurred over the past 50 years and comprises industrial estates and business parks. Unit 11 makes a moderate contribution to the character of this edge of Market Harborough. In contrast, Great Bowden has experienced very little expansion over the past 100 years, largely existing within its historical boundaries. Small in-fill developments provide the majority of modern development within the village with the settlement edge remaining irregularly shaped. The unit makes a notable contribution to the character of Great Bowden, providing a rural context to the village.

Contribution to open character and links with other land units

The land unit is very open, with the gentle valley slopes allowing for views across the fields towards the edge of Great Bowden in the middle distance on the higher ground. The unit lies adjacent to Units 9 and 10 and in combination it performs an important part of the coherent pastoral rural setting to the village.

Landscape value

The land unit lies predominantly within the Area of Separation as defined within Policy EV/3 and supported by Core Strategy policies CS1 and CS13 (f). The area is considered to have moderate scenic value. Beneficial features include the River Welland and rural character of the unit. Detractive features include the visual connections with the industrial estates and business parks, overhead electricity cables and traffic movement and noise on the A4304. The area has a moderate recreational value due to the public footpath A54 which crosses the land unit. However, the footpath appears not to be particularly well trodden.

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

= Primary ✓                      Supporting    x                      Incidental    x

Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 1

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 35.4Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the west of Lutterworth and is formed by a relatively open section of the valley occupied by the Bitteswell Brook. The area is bounded by the A4303 to the south, Bitteswell Brook and Lutterworth Country Park to the east and a more elevated area of ground and the edge of Magna Park to the west. The unit has been identified due to its valley slopes, open cross valley views and relationship with the adjacent settlement to the east and west.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation			✓		
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views			✓		
	Contribution to the character and setting of settlements				✓	
	Landscape linkage					✓
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality			✓		
	Recreational Value				✓	

Commentary on profile

The unit occupies part of the western slopes of the Bitteswell Brook valley a gently sloping valley which runs from the north-east to the south. The valley varies in height from c 106m AOD on the stream to the south near the A4303 and up to c. 120-125m AOD at the upper edges of the valley slopes to the west. Valley slopes typically c.1 in 40.

The area contains several established hedgerows, some with several hedgerow trees. There are also a few small copses and a distinctive stand of Corsican pine trees within an individual field that related to the former Blakenhall Farm, where only the garden boundary walls of the farmstead remain. Land use is primarily agricultural pasture and grassland with several small to medium scale pasture associated with Woodbrig House Farm. By reference to the historic OS plans the area has experienced modest hedgerow/field boundary loss over last 100 years.





Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 2

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 65.1Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland/Bitteswell Historic Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the north-west of Lutterworth and west of Bitteswell. It is formed by an open section of the valley occupied by the Bitteswell Brook and another tributary stream. The area is bounded by Bitteswell village to the east, Woodby Lane to the north, an area of plateau farmland to the west and Bitteswell Brook to the south. The unit has been identified due to its relatively open character and gently sloping valley landform.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation				✓	
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views		✓			
	Contribution to the character and setting of settlements				✓	
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)			✓		
	Scenic Quality			✓		
	Recreational Value			✓		

Commentary on profile

The unit occupies part of the gently sloping Bitteswell Brook valley and a second tributary valley which run from the north-east and north to the south. The valley varies in height from c.107m AOD on the stream to the south near Lutterworth Country Park and up to c.120m AOD at the upper edges of the valley slopes both to the east at Bitteswell and to the west towards Magna Park. Valley slopes typically vary between 1 in 30 and 1 in 40.

The area contains several established hedgerows and hedgerow trees mainly to the perimeter of the land unit and around fields to the north near Woodby Lane and Bitteswell village. There are two copses, one in a field to the south-west at the site of the former Bitteswell Grange and another around a small pond near the course of the tributary stream.

Land use is agricultural being a mix of a few very large arable fields which cover the majority of the unit and a few smaller fields of hedged pasture. There are several large arable fields, medium scale pasture and grassland. By reference to the historic OS plans the area has experienced considerable hedgerow field boundary loss over last 100 years with much dating from the 1960s.



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 3

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 64Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland/Bitteswell Historic Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the east of Magna Park and is formed by an open area of plateau and an upper area of tributary headland valley. The area is bounded by the structural landscape of Magna Park to the west, Woodby Lane to the north and the break of slope towards the Bitteswell Brook valley to the east. The area has been identified due to its plateau landform, relatively isolated location and open character.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation			✓		
	Land Use				✓	
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views	✓				
	Contribution to the character and setting of settlements		✓			
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality			✓		
	Recreational Value			✓		

Commentary on profile

The unit has a gently undulating topography for most of the area with the highest levels being c.127m at Woodby Lane extending towards Fields Farm at c.120m with a gradient of c. 1 in 100. To the south, within the tributary headland, slopes increase to up to c. 1 in 25.

Vegetation within the unit is limited to the perimeter except for a substantive hedge running north south between two large fields, some clipped hedges around smaller scale pasture fields to the north and planting around Fields Farm to the south.

Land use is predominantly arable on two large fields. Smaller areas of pasture are present to the north near Woodby Lane and to the south on a single field linked to Woodbrig House Farm. By reference to the historic OS plans the area has experienced considerable hedgerow field boundary loss over last 100 years with much dating from the 1960s.



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 4

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 11.6Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the east of Lutterworth and is formed by an area of compartmentalised small scale landscape on the sloping valley sides of the Bitteswell Brook valley. The area is bounded by Brookfield Way to the south-east, Bitteswell Brook to the north-west and Lutterworth Country Park to the south-west. The unit has been identified due to the common pattern of small scale fields, limited management with natural regeneration and adjacency but visual containment from Lutterworth.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation		✓			
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)		✓			
	Private Views			✓		
	Contribution to the character and setting of settlements		✓			
	Landscape linkage			✓		
3. Landscape Value	Designations (Landscape, Heritage and Ecological)		✓			
	Scenic Quality			✓		
	Recreational Value		✓			

Commentary on profile

The unit occupies part of the Bitteswell Brook valley a gently sloping valley which runs from north-east to the south. The unit varies in height from c.107m AOD on the stream to the south-west next to Lutterworth Country Park up to 115 to 119m AOD at the upper edges of the valley slopes along Brookfield Way. Valley slopes typically vary between 1 in 20 and 1 in 30.

The area contains several small field parcels with tall enclosing hedgerows of variable quality. To the east there are areas of regenerating scrub, and woodland. The Bitteswell Brook is marked by several tall riparian trees and established hedgerows. Land use comprises areas of rough grazing to the west and centre and areas of scrub to the east. One of the parcels to the east also includes a balancing lagoon. By reference to the historic OS plans the unit has, unusually for the area, not experienced any hedgerow/boundary loss over last 100 years.

Public views into the unit from Brookfield Way are restricted by tall hedgerows and regenerating woodland which also prevent views across the valley to the north. There are localised views from public footpath W94 to



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 5

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 7.2Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the east of Lutterworth and is formed by Lutterworth Country Park. The area is bounded by Brookfield Way to the south-east and Bitteswell Brook to the north-west. The unit has been identified due to its distinct character and use as a publicly accessible Country Park.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation		✓			
	Land Use	✓				
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality				✓	
	Recreational Value					✓

Commentary on profile

The unit occupies part of the gently valley slopes of the Bitteswell Brook which runs from north to south. The valley varies in height from c.106m AOD on the stream to c.122m AOD at the upper edges of the valley slopes along Brookfield Way. Valley slopes typically vary between 1 in 15 and 1 in 20.

The area is bounded by tall established hedgerows to the north and south and variable riparian tree cover along the course of Bitteswell Brook. The body of the site contains informal blocks of semi-mature native tree and shrub dating from c.2002-2006. By reference to the historic OS plans the unit has experienced some internal hedgerow/ field boundary loss since c.1985-1993 but this change has been compensated for by the extensive new planting. Other parts of the site comprise large areas of managed grassland and a water feature closer to Brookfield Way. There are a number of surfaced footpaths around the park for pedestrian access and a small car park close to Brookfield Way.

The land unit is very open to public view as it comprises an area dedicated to public access and recreation, although there is no linkage out of the site to the wider countryside. There are also open views into the site





Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 6

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 17.9Ha

Landscape Character Area = Lutterworth Lowlands -Bitteswell Historic Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the north-west of Lutterworth and south-east of Bitteswell and comprises a relatively narrow section of the remaining rural landscape between the town and village. The area is bounded by Brookfield Way to the south, Bitteswell Road/Bill Crane Way to the east and the edge of Bitteswell village to the west. The unit has been identified due to its small scale rural character which provides an important contribution to the setting of Bitteswell village.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation			✓		
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					✓
	Private Views				✓	
	Contribution to the character and setting of settlements					✓
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)					✓
	Scenic Quality				✓	
	Recreational Value			✓		

Commentary on profile

The unit occupies part of the Bitteswell Brook valley a gently sloping valley which runs from north to the south-east. The valley varies in height from c.112m AOD on the stream to the south-east and up to c.122m AOD at the upper edges of the valley slopes. Valley slopes are typically at a gradient of 1 in 20.

The area contains several established hedgerows and areas of mature and semi-mature tree cover. There are several tall mature trees in the grounds of the Manor House, along Bitteswell Road and within the grounds of properties and associated with small enclosed fields on the approach into the village from the east. Semi-mature planting is also present around a balancing facility adjacent to Bill Crane Way. These features together combine to create a mature well vegetated edge to the village. Land use is a mix of pasture, grassland and the grounds and gardens of individual properties. Landscape change within the land unit has been very limited with most field units remaining unchanged since the first edition OS maps in the late 19<sup>th</sup> century.

The land unit is open to public view from adjacent roads, including Brookfield Way, Ullesthorpe Road and Bill Crane Way and from footpath W95 which runs through the area connecting Brookfield Way to Valley Lane. Private views are moderately open from the edge of Lutterworth including properties on Acacia Avenue,



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 7

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 18.4Ha

Landscape Character Area = Lutterworth Lowlands - Bitteswell Historic Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the north-west of Lutterworth and north-east of Bitteswell and comprises part of the remaining rural landscape between the expanding town and village. The area is bounded by Ashby Lane to the west, the northern edge of Bitteswell to the south, new housing off Bill Crane Way to the east and agricultural land to the north. The unit has been identified due to its pastoral rural character within the valley of the Bitteswell Brook which provides an important contribution to the setting of Bitteswell village as distinct from the north of Lutterworth.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				✓	
	Vegetation				✓	
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)			✓		
	Private Views				✓	
	Contribution to the character and setting of settlements				✓	
	Landscape linkage			✓		
3. Landscape Value	Designations (Landscape, Heritage and Ecological)		✓			
	Scenic Quality				✓	
	Recreational Value			✓		

Commentary on profile

The unit occupies part of the Bitteswell Brook valley a gently sloping valley which runs from north to the south-east. The valley varies in height from c.117m AOD on the stream to the south and up to c.130m AOD on Ashby Lane to the west which follows a gentle ridge line and up to 122m AOD to the east within the new development. Valley slopes are typically at a gradient of 1 in 50.

The area contains several established hedgerows with hedgerow trees, mainly ash. There are also riparian trees along the Bitteswell Brook. To the east of the brook there is an area of new public open space comprising a balancing pond, play area and informal open space associated with the recent housing development. Landscape change within the land unit over the last 100 years has involved some loss of hedges/field boundaries from the 1960's to the west of the brook, although the rectangular field pattern still remains.

The land unit is locally open to public view from adjacent roads. The most open aspects are from a section of Bill Crane way looking north-west. There are hedges to much of Ashby Lane which contain views. There are



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 8

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 78.9Ha

Landscape Character Area = Lutterworth Lowlands -Bitteswell Historic Farmland

Surveyors = JB

Date Surveyed = 27/10/16

Land Unit Description

The land unit is located to the north-east of Magna Park and north-west of Bitteswell. The area is bounded by Woodby Lane to the south, Ullesthorpe Road to the north-east, Mere Lane to the north-west and Magna Park to the west. The unit has been identified due its intact and consistent pattern of pastoral fields and strong network of hedges.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			✓		
	Vegetation				✓	
	Land Use			✓		
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views	✓				
	Contribution to the character and setting of settlements		✓			
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality				✓	
	Recreational Value	✓				

Commentary on profile

The unit occupies an area of undulating ground to the upper headlands of tributary valley which flows south to the Bitteswell Brook. The valley varies in height from c.113m AOD on the stream to the south on Woodby Lane and up to c.134m AOD on Mere Lane which follows a local ridgeline towards Magna Park.

The landform typically undulates at c.1 in 80 and locally near the steam at 1 in 30.

The area contains a strong network of hedges and hedgerow trees. The area has experienced minimal change in fields units since the 19<sup>th</sup> century with many of the fields still containing ridge and furrow from earlier open fields systems prior to the enclosures. The main exception is to the north-west where there are two arable fields. There are no woodlands or copses although trees and vegetation line the stream.

Land use is agricultural being predominantly small to medium scale grazing pasture. There are also three farmsteads at Wood End Farm, Meadows Farm and Bitteswell Lodge.

The land unit is open to public view from adjacent roads including Ullesthorpe Road, Mere Lane and Woodby Lane. However, there are no public footpaths through the area. Private views are very contained from settlements and restricted to a few individual properties within and on the edge of the unit.



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Land Unit No = 9

Settlements = Lutterworth/Bitteswell and Magna Park

Size = 48.1Ha

Landscape Character Area = Lutterworth Lowlands -Magna Park Open Farmland

Surveyors = JB

Date Surveyed = 27/10/16

## Land Unit Description

The land unit is located to the east of Magna Park and is formed by a sinuous linear area of structural landscape associated with the edge of Magna Park. The area has been identified due to its consistent character, origin and function as an area of modern landscape infrastructure.

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography		✓			
	Vegetation	✓				
	Land Use		✓			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)				✓	
	Private Views		✓			
	Contribution to the character and setting of settlements					✓
	Landscape linkage				✓	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)	✓				
	Scenic Quality			✓		
	Recreational Value		✓			

## Commentary on profile

The natural topography follows the edge of the upper valley slopes and plateau that is typically at c.120- 130m AOD. The unit also has areas of undulating topography through the introduction of engineered earthworks within the land unit. Some of the earth bunds rise by up to 10m in height.

Vegetation within the unit includes extensive areas of woodland planting sub-divided by grassland rides. The interface with the built edge of Magna Park and access roads (e.g. Harrier Parkway) has a more ornamental /managed character with clipped hedges and individual trees set in lawns and shrub belts. The outer appearance to the east is more of semi-native woodland belts.

Land use is predominantly structural landscape with some individual features including a few balancing ponds. The unit is detached from Lutterworth and Bitteswell but is open to view from public footpaths X57 and W94 both of which pass close to the area allowing for views towards and into the land unit. There are also open views from within Magna Park. There are a few isolated properties to the east of the unit including Field Farm.



Appendix 03 Area of Separation Study - Land Unit Appraisal  
Lutterworth, Bitteswell and Magna Park

Contribution to physical separation between settlements/ development

The unit comprises a belt of landscape to the edge of Magna Park that varies in width between 40 and 350m but is more typically 150-200m wide. This represents up to a maximum of a quarter of the gap between Magna Park and Lutterworth.

Contribution to the identity of settlement/ development

The established mounding and planting of the landscaped infrastructure of Magna Park forms a major and attractive albeit recent and artificial feature to contain the logistics park from and within the wider landscape. The unit is relatively detached from Lutterworth and Bitteswell and makes a negligible contribution to the identity of the town and village.

Contribution to open character and links with other land units

The unit has a moderate to strong visual linkage from adjacent units 1, 3 and 8 when viewed from the east. The unit makes an important contribution to the open character of the wider rural landscape by containing the visibility and presence of built form.

Landscape value

The land unit lies entirely within the Area of Separation as defined within Policy EV/3 and supported by Core Strategy policies CS1 and CS14.

The area is considered to have a moderate scenic value largely on account of the varied landform and mixed tree belts and lack of any major detracting features.

The area has a low recreational value of account of there being no public footpaths. Accessibility from within Magna Park appears to be possible for employees.

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

= Primary ✓

Supporting x

Incidental x