

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 1

Size = 6.00Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	1	3	0	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	4	2	0	29
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	4	2	0	34

Overall Capacity Range = Medium High

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Land Parcel No = 1

General Commentary:

- The Land Parcel occupies a gently sloping site, on the edge of a plateau, to the west of Great Glen and adjacent to existing properties off London Road. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. Vegetation along London Road, to the north east of the Land Parcel, consists of a mature hedgerow containing individual Ash and occasional Oak trees. These restrict views into the Land Parcel. The A6 Great Glen bypass, to the south west of the Land Parcel, is in cutting. The cutting slopes have young but maturing planting on them, implemented as part of the bypass scheme, which opened in 2003. There are also strong native hedgerows along the southern and eastern boundaries, and part of the western boundary, separating the Land Parcel from adjacent pastoral farmland. The remainder of the western boundary of the Parcel is formed by an evergreen clipped hedgerow associated with the car parks of the adjacent public house and motel. This is managed at a height of approximately 1.2m.
- The land within this Parcel is used for grazing, but vegetation growth within the Land Parcel suggests this has not occurred recently. A small field of rough grassland is located to the south of the Parcel, with the A6 having separated it from part of a larger field. This is separated from the rest of the Parcel by a tall native hedgerow with individual trees contained in it. The rest of the Parcel is divided in two by an overgrown hedgerow with gaps at the base. Ridge and Furrow is evident. There are no built forms within the Parcel at present.
- Views into the Land Parcel are relatively limited. There are no public rights of way through or close to the parcel, but there is a footpath and cycleway along the side of London Road. There are some views into the Parcel from the adjacent car park and glimpsed views from London Road.
- The Land Parcel would relate to the existing residential development located adjacent to London Road/Glen Rise, to the north west of the Land Parcel. The public house and motel would separate any new development from the existing residential area at present. Any new development would not relate to any established towns or villages.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerow and trees around the perimeters of the Parcel should be retained as screening for any development proposals. Some of the trees are becoming over mature, however, and a programme of replacement over time may be required. The over mature hedgerow within the Parcel could also be retained to break up any development and the grassland adjacent to the A6 could be retained to provide separation and a buffer from the road.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, although there are some distant views towards the site from Mere Lane at Oadby, but there are no specific views to the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location. There would be a loss of historic ridge and furrow.

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- ***Additional planting***
As mentioned above, a programme for replacing over mature hedgerow trees would help to extend the life of the hedgerows and maintain the effective screening on the perimeter of the Land Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
A development in this location would need to be accessed either from London Road or, if it formed part of a more comprehensive development with adjacent Land Parcels, possibly from Fox Pond Lane. Residential development in this vicinity has been undertaken in a piecemeal fashion, resulting in a number of separate linear developments accessed from London Road/Glen Rise. Any development within this Land Parcel should not follow this pattern and should help to unify the existing residential areas. Any access from London Road should seek to minimise vegetation loss within sight lines.
- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel. However, South Lodge, which is located at the junction of London Road and Chestnut Drive to the north of the Land Parcel, was once part of the Stretton Hall estate and is constructed from red brick with a slate roof. The building includes decorative bargeboards and stone detailing around doors, windows and the corners of the building (quoining). Tall red brick walls form boundaries of the property, with a contrasting coloured coping brick and large stone ball finials at the corners. Some of these features could be incorporated into any buildings erected within this Land Parcel.
- ***Open space provision and green infrastructure***
Existing hedgerows within the Parcel could form green infrastructure/open space corridors through any proposed development. The existing area of grassland adjacent to the A6 could also be retained as open space for such a development.

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Land Parcel No = 2

Size = 5.33Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary		✓				4
	Sub Total		2	2	0	0	0	18
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	4	2	1	0	34
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	4	2	1	0	39

Overall Capacity Range = High

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Land Parcel No = 2

General Commentary:

- The Land Parcel is located on a relatively flat site, forming part of a plateau to the west of Great Glen. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. Vegetation along London Road, to the north of the Land Parcel, consists of a mature clipped hedgerow containing individual Ash, Sycamore and occasional Pine trees. London Road is elevated as it passes the site. There are also shelterbelts of mature, predominantly Pine and Ash, trees to the northern and western boundaries of the Parcel. These shelterbelts have a hedgerow at the base that create enclosure of the Parcel from these directions. The eastern boundary of the Parcel, which is shared with the adjacent Leicester Grammar School and Leicester Grammar Junior School, is a low clipped hedgerow.
- The land within this Parcel has been used as arable farmland, but is not currently being actively farmed. The Parcel is a single field with no sub divisions. A row of overhead telephone cables runs across the site, north east to south west. South Lodge, which was once part of the Stretton Hall estate, is located at the south west corner of the site and the new buildings at Leicester Grammar School are to the east of the Parcel, with the sports hall building being particularly close to the boundary.
- The Land Parcel is moderately open to public views. London Road has slightly elevated views into the Parcel, above the hedgerow on the southern boundary. There is a footpath and cycleway along the side of London Road that also has views into the Parcel from the south. There are some private views into the Parcel from the grounds of Leicester Grammar School and South Lodge, which has some views into the Parcel as there is little vegetation separating the property from the Parcel.
- The Land Parcel would relate in some ways to the existing residential development located adjacent to London Road/Glen Rise, to the south west of the Land Parcel. The public house and motel would separate any new development from the existing residential area at present. The Parcel could also relate to the housing development around Stretton Hall if there was more development between the two areas. Any new development would not relate to any established towns or villages.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Buildings at Leicester Grammar School do look commercial in appearance, so small scale commercial development could be accommodated. However, residential development is felt to be more appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature tree belts to the north and west of the Parcel should be retained as screening for any development proposals. Some of the trees are becoming over mature, however, and a programme of replacement over time may be required. Mature trees along London Road should also be retained where possible to maintain the tree lined character of the road.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive from the north and west. There are no specific important long distance views towards the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. The footpath and cycleway to the south of the site, along London Road, should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.

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- ***Additional planting***
Additional planting is likely to be necessary to reinforce the eastern boundary of the site, providing better separation from Leicester Grammar School. As mentioned above, a programme of replacement for individual mature trees may also be required.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height. Development should not exceed the height of the existing tree belts.
- ***Development layout***
Any development within this Land Parcel would need to be accessed from London Road. It would be appropriate to have some houses fronting on to London Road, in keeping with properties along other stretches of the former A6, but the tree lined character of the route is also important to retain.
- ***Building materials***
Buildings in the vicinity of Land Parcel 2 are a mixture of modern buildings, some of which have quasi-vernacular features and materials. There are more traditional buildings such as South Lodge and others to the frontage of Leicester Grammar School. Features of these more traditional buildings include red brickwork or limestone with stone detailing around doors, windows and the corners of the building (quoining). They also have slate roofs and decorative bargeboards. Tall red brick walls form boundaries of the property, with a contrasting coloured coping brick and large stone ball finials at the corners. Some of these features could be incorporated into buildings erected within this Land Parcel. There are no Conservation Areas in the vicinity of the Land Parcel, but some of the more traditional buildings are listed.
- ***Open space provision and green infrastructure***
The linear tree belts to the north and west of the Parcel should be retained, with corridors of open space potentially being associated with them. The area around South Lodge could also be retained as open space, to retain an open setting for the property.

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Land Parcel No = 3

Size = 3.88Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	1	1	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	4	2	3	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	4	2	3	0	33

Overall Capacity Range = Medium High

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Land Parcel No = 3

General Commentary:

- The Land Parcel occupies a gently sloping site, on the edge of a plateau, to the west of Great Glen and adjacent to existing properties off London Road. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. The cutting slope of the A6 Great Glen bypass forms the southern boundary of the Parcel, with its associated young but maturing planting. A fence line delineates the top of the cutting. The eastern and western boundaries of the site Parcel consist of tall mature native hedgerows with occasional Ash trees. The northern boundary of the parcel consists of garden fences and some trees within the rear gardens of properties along Fox Pond Lane and other adjacent roads that run at right angles to London Road/Glen Rise.
- The land within this Parcel has been used for grazing, but vegetation growth within the Land Parcel suggests this is not currently the case. A small triangular field of rough grassland is located in the north western corner of the Parcel, to the rear of properties on Fox Pond Lane. This is separated from the rest of the Parcel by a fence line. Ridge and Furrow is evident in this Land Parcel. There do not appear to be any built forms within the Parcel at present.
- Views into the Land Parcel are relatively limited. There are no public rights of way through or close to the parcel. Properties that back onto the Parcel, along Fox Pond Lane and adjacent to the public house and hotel, would have views into the Parcel. This would be particularly true from first floor windows. There are distant views into the Land Parcel from Mere Lane on the outskirts of Oadby.
- The Land Parcel would relate well to the existing residential development located adjacent to London Road/Glen Rise, to the north of the Land Parcel. Any new development would expand the existing residential area and potentially make a more cohesive development. New development would not, however, relate to any established towns or villages.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerows and in particular the hedgerow trees along the eastern and western boundaries should be retained as far as possible to act as screening for any development proposals.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, restricting all but very distant views into the Parcel. There are therefore no specific views to retain.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location. There would be a loss of historic ridge and furrow
- ***Additional planting***
Additional planting is likely to be necessary to provide a buffer to the A6 Great Glen bypass. Vegetation on the cutting slopes is maturing but additional planting within the Parcel would help to screen views of the road from any proposed development.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height

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- ***Development layout***
There is currently a strip of land at the end of Fox Pond Lane that could provide access into the Land Parcel. If access cannot be achieved in this location, the Land Parcel would need to come forward as part of a more comprehensive proposal linked with Land Parcels 1 or 4. Any development would need to integrate with the existing adjacent residential properties.
- ***Building materials***
Buildings in the vicinity of Land Parcel 3 are generally of modern origin but demonstrate some quasi-vernacular features and materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel. There are Listed Buildings along London Road, however, that demonstrate more traditional features as described for Land Parcel 1.
- ***Open space provision and green infrastructure***
There is a small open space area at the end of Erringtons Close. This is currently a poor quality provision but could be enlarged/improved in conjunction with other development in the vicinity.

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Land Parcel No = 4

Size = 2.68Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary		✓				4
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	2	1	1	0	13
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	3	1	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	4	2	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	3	4	2	0	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 4

General Commentary:

- Land Parcel number 4 is located on an elevated, undulating site, to the west of Great Glen and adjacent to existing properties off London Road. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. The shape of the Parcel was largely defined by the A6 Great Glen bypass, which opened in 2003. The dual carriageway and its roundabout junction with the old A6/London Road cut through the field pattern and created the small fields that form this Land Parcel. The A6 is in cutting to the south and west of the Parcel, with young but maturing planting on the slopes. A post and rail fence marks the boundary of the Parcel in these directions. Glen Rise/London Road is also lower than the Land Parcel, to its north, with maturing planting separating the Parcel and road. The Parcel wraps around the southern end of Erringtons Close, with the eastern boundary abutting Land Parcel 3. The eastern boundary of the site Parcel consists of a tall mature native hedgerow. Walls or fences to the rear or side of residential properties along Erringtons Close also form parts of the boundary of the Parcel. In some locations there are mature trees within the Parcel adjacent to this boundary, including Ash and Poplar.
- The land within this Parcel may have been used for grazing in the past, but vegetation growth within the Land Parcel suggests this has not occurred recently. A small area of open space is located at the end of Erringtons Close, with close board fencing separating it from the rest of the Land Parcel. This open space is open amenity grassland with a small number of individual trees. A fenced compound within this open space contains a fenced pumping station. Mature native hedgerows and post and wire fences also subdivide the Parcel, with the most easterly field using more post and wire fences. There is evidence of ridge and furrow in the more westerly fields and scrubby vegetation is starting to colonise this area. An additional fenced area lies immediately to the north west of properties on Erringtons Close. This area contains hard standing and a temporary portacabin building, as well as several abandoned or disused cars.
- Close views into the Land Parcel are relatively limited as a result of the surrounding road being lower than the Parcel. There are no public rights of way through or close to the parcel. There are, however, distant views towards the Parcel from the south west and west due to its elevation above the surroundings.
- The Land Parcel would relate to the existing residential development located adjacent to London Road/Glen Rise. Any new development would not relate to any established towns or villages.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerows on the eastern boundary and within the Parcel should be retained as far as possible, to act as screening for any development proposals. Mature trees to the rear gardens of properties on Erringtons Close should also be retained.
- ***Important views to be retained***
Although there are views towards the Parcel from the south and west, these are relatively distant. These views already include the built development of the adjacent residential area.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.

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- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location. There would be a loss of historic ridge and furrow.
- ***Additional planting***
Additional planting is likely to be necessary to contain any proposed development. This should include planting adjacent to the boundaries with the A6, particularly in the north west corner of the Parcel to soften the development when approaching from Leicester and Oadby.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any proposed development would need to be accessed from Glen Rise/London Road. Any development would need to integrate with the existing adjacent residential properties.
- ***Building materials***
Buildings in the vicinity are of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of Land Parcel 4. There are Listed Buildings along London Road, however, that demonstrate more traditional features as described for Land Parcel 1.
- ***Open space provision and green infrastructure***
The poor quality open space area at the end of Erringtons Close could be enlarged/improved in conjunction with development in this Land Parcel.

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Land Parcel No = 5

Size = 5.89Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	1	0	4	0	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	5	0	23
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	1	3	5	0	28

Overall Capacity Range = Medium

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Land Parcel No = 5

General Commentary:

- Land Parcel 5 forms part of a valley feature associated with a tributary of the River Sence. It is located to the south west of the A6 and is adjacent to the Harborough District Council boundary. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. The A6 is partly cut into the landform in this vicinity, with a post and rail fence along the highway boundary/top of cutting slope forming the north east boundary of the Parcel with a roundabout also being partially on embankment. Young but maturing vegetation is found on much of these slopes. The north west boundary of the site, which is also the District boundary, is formed by a low fence line with occasional scrubby vegetation along it. The south west boundary of the Parcel is formed by relatively tall but gappy hedgerows, containing some mature trees and a proportion of dead elm.
- The land within this Parcel is currently grazed by cattle, with the Parcel containing a small barn for shelter. Ridge and Furrow is evident in the more westerly field, which aerial photographs suggest is sometimes used for hay crops. There is an access point into the site from the A6 roundabout.
- There are some views into the Land Parcel from the A6, particularly to the north of the site where the A6 is at grade with the surrounding landform. There are also views into the Parcel from the bridleway along Mere Lane to the north west of the Parcel. There are no other public rights of way through or close to the parcel. There are a limited number of properties adjacent to Mere Lane that would also have views into the Parcel, including the prominent new property 'Jaisalmer House'.
- The Land Parcel does not relate well to existing residential development. It is separated from housing east of Great Glen by the A6 and from properties in Oadby by the A6 and Glen Gorse Golf Course. Development of the Parcel would also significantly contribute to coalescence between Oadby and Great Glen.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, commercial development would be much less suitable in this Land Parcel. Residential development is potentially felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerow with trees around the perimeters of the Parcel should be retained and strengthened as screening for any development proposals. Over mature trees and dead elm within the hedgerows would need to be replaced. Maturing vegetation along the A6 should also be retained.
- ***Important views to be retained***
This Parcel is on lower ground than some of the more prominent high ground to the north. There are therefore less distant views towards the site. As such there are no important distant views to retain.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Some ground modelling may be required in this location, in order to create level areas for development. There may be a loss of ridge and furrow to the south east.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the hedgerows around the perimeters of the site and the boundary with the A6. Additional planting would also be necessary along the north west boundary to screen views of any development from properties along Mere Lane.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the north west generally 2 storeys. Proposals in this Land Parcel should be of a similar height.

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- ***Development layout***
Access into the development would potentially need to be from the existing access point of the A6 roundabout, to the east of the Parcel.
- ***Building materials***
Buildings in the vicinity are of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of Land Parcel 4. There are Listed Buildings along London Road, however, that demonstrate more traditional features as described for Land Parcel 1.
- ***Open space provision and green infrastructure***
The small area of pasture, located in the south east of the Parcel and containing ridge and furrow, could be retained as open space for any proposed development.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 6

Size = 31.41Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary		✓				4
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	4	2	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	3	4	2	0	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 6

General Commentary:

- Land Parcel 6 occupies a gently undulating location, partially on a plateau, to the west of Great Glen north of existing properties off London Road and east of the urban extent of Oadby on Gorse Lane. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. The boundaries of the Land Parcel are varied. The south west boundary, along the old A6, is formed by native hedgerows, some of which are tall with hedgerow trees and other stretches clipped. There is a lower clipped hedgerow along the south east boundary, adjacent to Land Parcel 8. The north east boundary is also a mixture of tall hedgerows with hedgerow trees and lower clipped hedgerows. The north west boundary is partially formed by tall hedgerows with trees and partially by low fence lines to the south of the rear garden boundaries of properties along Gorse Lane. These garden boundaries are generally formed by clipped hedgerows.
- The land use within this Parcel is predominantly pasture and grassland. Most of the Parcel is farmland associated with Springhill Farm, which is located at the centre of the Parcel. Field boundaries are clipped hedges, tall hedges or post and wire fences, with fields small to medium sized. The farm has a number of unsightly barns and other buildings to the rear of the farmhouse. There are a few small woodland blocks within the Parcel and the driveway to Springhill Farm is lined by an avenue of young trees. There is also some ornamental evergreen planting around the farmhouse and in the corner of fields adjacent to the driveway.
- The taller hedgerows on the boundaries of the Parcel restrict views into Land Parcel 6. There is, however, a footpath/cycleway along London Road/the old A6, which has some open views into the Parcel. The A6 is also elevated in the vicinity of Land Parcel 6, which allows further views into parts of the Parcel from the south west but young planting on the A6 embankment slopes is beginning to partially screen these views. Garden boundary vegetation to a number of properties along Gorse Lane restricts private views into the Parcel, but there are still some views, particularly from upper floors.
- Development within the Land Parcel would not relate closely to other residential development within Harborough District, being isolated from much of the existing residential development. However it would have a closer relationship with residential properties in Oadby but would have a marked impact on the separation between Oadby and Glen Rise/London Road.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerow and trees around the perimeters of the Parcel, and a number of those creating subdivisions within the Parcel, should be retained as screening and to provide a structure to any development proposals. The non-native evergreen vegetation associated with Springhill Farm and its driveway is not as important to retain.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is reasonable but there are no specific views towards the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. The cycleway/footpath along London Road/the old A6 should be retained.
- ***Ground modelling***
Some localised ground modelling may be required in this location, in order to create level areas for development. There would be a loss of historic ridge and furrow in parts of the area.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Additional planting***
Additional planting is likely to be necessary to reinforce the hedgerow along the north west boundary of the Land Parcel. This would help to soften any development from existing properties in Oadby. Additional planting could also be used to enhance existing hedgerows and create green corridors through any development.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the north west generally 2 storeys. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any proposed development is likely to be accessed from the old A6, although it may also be possible to create a secondary access from Chestnut Drive (through Parcel 8) or Gorse Lane. The alignment of properties within any development should ideally reflect the current field pattern.
- ***Building materials***
Buildings in the vicinity are of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of Land Parcel 4. There are Listed Buildings along London Road, however, that demonstrate more traditional features as described for Land Parcel 1.
- ***Open space provision and green infrastructure***
The existing hedgerow and woodland structure of the Land Parcel should form the basis of open space and green infrastructure provision for any proposed development.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 7

Size = 10.80Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		1	2	1	0	0	16
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	1	1	2	1	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	2	2	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	2	2	1	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 7

General Commentary:

- The Land Parcel occupies a largely flat site that forms part of a plateau to the west of Great Glen and close to existing properties off London Road. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. A mature tree belt, containing pine and ash amongst other species, is located along the southern and eastern boundaries of the Parcel. The tree belt also has a hedgerow along its base, adjacent to the Land Parcel boundary. At the northern end of the Parcel there are a 5 pairs of semi-detached properties on the boundary of the Land Parcel, situated on Stretton Hall Drive and a further individual property, in the north east corner of the Parcel, which creates a gap in the tree belt. The western boundary of the Parcel, along Chestnut Drive, is formed by a timber post and rail fence along a dry ditch line.
- The land within this Parcel is arable farmland, although currently is set-a-side. The Parcel comprises two medium sized fields, separated by a gappy hedgerow with individual ash trees. Garden fences or hedgerows delineate the rear gardens of properties along Stretton Hall Drive and there are also occasional trees in the rear gardens.
- Views into the Land Parcel are relatively limited from the south and east but there are open views from Chestnut Drive along the western edge of the Parcel. There are no public rights of way through or close to the parcel but there is a footpath along Chestnut Drive. There are some views into the Parcel from the properties along Stretton Hall Drive.
- The Land Parcel would form limited associations with the existing residential development located adjacent to London Road/Glen Rise, to the south of the Land Parcel, and with the existing housing further along Chestnut Drive associated with the rest of the former Stretton Hall estate. Any new development would not relate to any established towns or villages.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature tree belt around the eastern and southern perimeters of the Parcel should be retained as screening for any development proposals. Some of the trees are becoming over mature, however, and a programme of replacement over time may be required.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive from the east and south, and there are no specific views towards the site from other directions that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. There is a footpath along Chestnut Drive that should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the mature tree belt in the north eastern corner of the Land Parcel. Some of the trees in the belt would appear to be at or beyond maturity and will require a replacement programme. There is scope to create an enhanced landscape corridor along Chestnut Drive to reinforce the connection with Stretton Hall.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the north generally 2 storeys, except for Stretton Hall. Proposals in this Land Parcel should be of a similar height and not be visible above the tree belt on the eastern and southern boundaries.
- ***Development layout***
Any development should be accessed from Chestnut Drive. The existing properties on Stretton Hall Drive would need to be carefully integrated within the layout.
- ***Building materials***
Many buildings in the immediate vicinity of Land Parcel 7 are generally of modern origin and do not demonstrate vernacular features or materials. South Lodge, which is located at the junction of London Road and Chestnut Drive to the south west of the Land Parcel, was once part of the Stretton Hall estate and is constructed from red brick with a slate roof. The building includes decorative bargeboards and stone detailing around doors, windows and the corners of the building (quoining). Tall red brick walls form boundaries of the property, with a contrasting coloured coping brick and large stone ball finials at the corners. Stretton Hall also has many of these features, on a grander scale but is now set within a development of large modern houses. However, some of the traditional features could be incorporated into any building erected within this Land Parcel.
- ***Open space provision and green infrastructure***
Small woodland blocks and areas of open space are a feature of the housing development to the north of the Parcel. The pattern of parkland areas and tree species found throughout the former Stretton Hall estate should be utilised within any development of this Land Parcel.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 8

Size = 5.92Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	1	0	1	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	4	2	1	1	30
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	4	3	1	1	35

Overall Capacity Range = High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 8

General Commentary:

- The Land Parcel occupies a largely flat site that forms part of a plateau to the west of Great Glen and close to existing properties off London Road. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. Clipped hedgerows containing occasional ash trees largely enclose the Land Parcel. A mature tree belt is located along the northern boundary of the Parcel, separating the Land Parcel from fields more closely associated with Stretton Hall Farm. The tree belt contains mainly oak and ash with some understorey, although some trees are over mature.
- The land within this Parcel is used for grazing cattle. The Parcel comprises one medium sized field, partially divided into two by a low clipped hedgerow that does not run across the entire width of the field. Ridge and Furrow is present to the north of the Land Parcel. There are no built forms within the Parcel.
- Views into the Land Parcel are relatively limited due to hedgerows around the perimeters. There are no public rights of way through or close to the parcel, but there is a footpath along Chestnut Drive. Relatively few residential properties would have views into the Parcel.
- Should the Land Parcel be developed in isolation, without adjacent Land Parcels being developed, it would not have any relationship with existing urban areas but extend the smaller Glen Rise/London Road area.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature tree belt along the northern perimeters of the Parcel should be retained as screening for any development proposals. Some of the trees are becoming over mature, however, and a programme of replacement over time may be required.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively good, and there are no views to the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. There is a footpath along Chestnut Drive that should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location. There would be a loss of historic ridge and furrow.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the hedgerow along London Road/Glen Rise and the hedgerow on the western boundary of the Parcel. A programme of replacement planting in the tree belt to the north of the Parcel will be required. There is scope to create an enhanced landscape corridor along Chestnut Drive to reinforce the connection to Stretton Hall. If developed in isolation a linear tree belt to the western boundary should be provided.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the north generally 2 storeys, except for Stretton Hall. Proposals in this Land Parcel should be of a similar height and not be visible above the tree belt on the northern boundary.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***
Any development should be accessed from Chestnut Drive. The linear nature of the Parcel will restrict potential layouts.
- ***Building materials***
Buildings in the vicinity are largely of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of Land Parcel 8. South Lodge is located opposite the south east corner of the site and provides a reference for traditional building materials and styles. There are Listed Buildings within the former Stretton Hall estate, however, that demonstrate more traditional features as described for Land Parcel 7.
- ***Open space provision and green infrastructure***
Small woodland blocks and areas of open space are a feature of the housing development to the north of the Parcel. The parkland type tree species found throughout the former Stretton Hall estate should be utilised within any development of this Land Parcel.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 9

Size = 1.22Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	0	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	1	3	0	31
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	3	1	3	0	36

Overall Capacity Range = High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 9

General Commentary:

- This small Land Parcel occupies a gently sloping site, on the edge of a plateau. It is located to the west of Great Glen and south of existing properties within the former Stretton Hall estate. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. The Parcel is enclosed by Square Spinney woodland to the north and east, with the vegetation to the north of the boundary being younger and more ornamental. Properties on Stretton Hall Drive are located to the south of the Parcel, with a post and wire fence delineating the boundary and a number of garage structures located between the Parcel and Stretton Hall Drive itself. A post and wire fence also forms the eastern boundary of the Parcel, with a grass verge between the fence line and Chestnut Drive.
- The land within this Parcel is currently rough grassland but has been used for grazing. The Parcel is one small field with evidence of Ridge and Furrow. There are no subdivisions within the field and only occasional scrubby shrubs along the western and southern boundaries.
- Views into the Land Parcel are relatively open from the south and west. There are no public rights of way through or close to the parcel, but there is a footpath along the side of Chestnut Drive with open views into the Parcel. There are also open views into the Parcel from properties along Stretton Hall Drive and glimpsed views from rear facing rooms of properties along Chestnut Drive, to the north of the Parcel.
- The Land Parcel would relate to the existing residential development along Chestnut Drive and Stretton Hall Drive. Any proposed development within this Parcel would link these two areas together, but would not relate to existing towns or villages in the area.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would not be suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature woodland to the east of the Parcel should be retained as screening for any development proposals. The younger planting to the north of the Parcel should also be retained where possible, to provide some degree of separation between the existing housing any proposed development. However, should a larger scale development be proposed for surrounding Land Parcels, e.g. Parcels 6, 7, 8 or 10, Parcel 9 would be an appropriate location to retain as open space.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is extensive, with only localised views into the Parcel, meaning that there are no important distant views to the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. The footpath along Chestnut Drive should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location. There would be a loss of historic ridge and furrow.
- ***Additional planting***
Given the small size of the Parcel, additional planting would be difficult to accommodate in conjunction with built development.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- **Maximum building heights**
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the north generally 2 storeys, except for Stretton Hall. Proposals in this Land Parcel should be of a similar height and not be visible above the tree belt on the eastern boundary.
- **Development layout**
Any development could be accessed from either Chestnut Drive or Stretton Hall Drive.
- **Building materials**
Many buildings in the vicinity of Land Parcel 9 are generally of modern origin and demonstrate limited vernacular features or materials. South Lodge, which is located at the junction of London Road and Chestnut Drive to the south west of the Land Parcel, was once part of the Stretton Hall estate and is constructed from red brick with a slate roof. The building includes decorative bargeboards and stone detailing around doors, windows and the corners of the building (quoining). Tall red brick walls form boundaries of the property, with a contrasting coloured coping brick and large stone ball finials at the corners. Stretton Hall, which is a Grade II* listed building, also has many of these features, on a grander scale. Some of these features could be reflected in buildings erected within this Land Parcel.
- **Open space provision and green infrastructure**
There are limited opportunities to provide open space or green infrastructure within the Land Parcel if it is to be developed. However, the whole Parcel could be retained as open space should more extensive development be proposed in surrounding Land Parcels.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 10

Size = 48.18Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary		✓				4
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	2	0	2	0	12
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	1	0	1	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	5	1	2	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	5	1	2	1	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 10

General Commentary:

- The Land Parcel occupies an area of undulating landform around Stretton Hall Farm, to the west of Great Glen and adjacent to existing properties in the former Stretton Hall estate. It is within the Leicester Fringes Landscape Character Area. It does not fall within or adjacent to any landscape designations. Clipped hedgerows with some hedgerow trees, which are generally ash, form the northern and southern boundaries of the Parcel. In the south eastern corner of the Parcel, and extending along part of the eastern boundary, there are mature tree belts associated with Stretton Hall Farm. The remainder of the eastern boundary is formed by a combination of a woodland area known as 'The Wilderness' and vegetation associated with residential development within the former Stretton Hall estate. Some of this vegetation is mature ornamental tree and shrub planting, whilst some of it is fairly recently planted on low bunds as part of the housing development. The western corner of the Parcel contains a larger woodland block called Glen Gorse, which contains a high proportion of ash and poplar trees. The remainder of the western boundary is formed by a tall hedgerow along the urban edge of Oadby, which comprises a late 20th Century residential estate.
- The land within this Parcel is mixture of arable farmland and pasture, with some fields currently set-aside. The Parcel comprises numerous small to medium scale fields, generally divided up by clipped hedgerows with some hedgerow trees. Fence lines also occasionally form internal field boundaries. Stretton Hall Farm is located in the Parcel, with the fields immediately around the farm being pastoral. Some of these fields also contain Ridge and Furrow.
- Views into the Land Parcel are variable. Although there is a bridleway along much of the western boundary of the Parcel, tall vegetation restricts most views into the Parcel. There are locations on higher ground to the north of the Parcel where distant views into the Parcel are possible. Residential properties to the east of the Parcel will have some views into the Parcel, until the young planting between the Parcel and the residential properties becomes established, and some properties in Oadby may also have glimpsed views into Land Parcel 10.
- The Land Parcel would relate to the existing residential development along Chestnut Drive and also properties in Oadby. Development of this Land Parcel would potentially join these two separate housing developments together.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The 'Glen Gorse' woodland should be retained as part of any future development. The woodland belts around Stretton Hall Farm should also be retained to provide enclosure. Some of the hedgerows and individual hedgerow trees should also be integrated into the development to add maturity.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, although there are some distant views towards the Parcel from the north. These views should be considered in the design of any future development.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. A bridleway runs outside the western boundary of the Parcel and should be retained.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- **Ground modelling**
Ground modelling is unlikely to be necessary or appropriate in this location and development would follow existing landform.
- **Additional planting**
Additional planting is likely to be necessary to reinforce the hedgerow along the northern edge of the Land Parcel and create enclosure.
- **Maximum building heights**
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the east and west generally 2 storeys high (with the exception of Stretton Hall which is 3-4 storeys). Proposals in this Land Parcel should be of a similar height and not be visible above the tree belt on the eastern boundary.
- **Development layout**
Development in this location could be accessed from Chestnut Drive. Any potential access from Oadby would need careful consideration. The alignment of properties within any development should ideally reflect the current field pattern. The setting of Stretton Hall Farm should be respected and form a potential focal point.
- **Building materials**
Buildings adjacent to and in the vicinity of Land Parcel 10 are of modern origin and demonstrate limited vernacular features or materials. Some of the features of Stretton Hall and South Lodge could be reflected in buildings erected within this Land Parcel, as discussed for Land Parcel 9. The house at Stretton Hall Farm also contains some interesting Victorian architectural features that could be referenced in any future development.
- **Open space provision and green infrastructure**
Woodland blocks and tree belts are a feature of the former Stretton Hall estate. These should be integrated into any design layout. Existing hedgerows could form the basis for green corridors through any development, and pastoral fields around Stretton Hall Farm, which contain Ridge and Furrow, could be retained as open spaces. Increased access into Glen Gorse should be provided.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 11

Size = 25.90Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	4	1	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	7	2	0	25
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	0	7	2	0	30

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 11

General Commentary:

- The Land Parcel gently slopes to both the east and west from a ridgeline through the middle of the Parcel. It is located to the north west of Great Glen and east of Oadby. It is within the Leicester Fringes Landscape Character Area, but does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is a Parish boundary and delineated by a combination of clipped hedgerows, taller hedgerows and tree belts. The eastern boundary of the Parcel is also a clipped hedgerow, with the western boundary a clipped hedgerow with occasional trees. The hedgerows are clipped to a height of approximately 1.5-1.8m, generally restricting views over the top of them. The southern boundary of the Parcel abuts the boundary and belt of planting and grassland that separates the residential properties along Chestnut Drive from open countryside. The remainder of this boundary is formed by clipped hedgerows, with very occasional hedgerow trees and numerous gaps allowing access between fields.
- The land within this Parcel is currently arable farmland. There are several small copses and linear tree belts within the Parcel to the north and centre, with the small to medium sized fields being divided by tree belts and tall hedgerows.
- Views into the Land Parcel are relatively limited. There are no public rights of way through Parcel, but there are bridleways outside the eastern and western boundaries of the Parcel, with some glimpses into it. There are also views into the Parcel, particularly the eastern most fields, from higher ground to the north and north east. The residential properties in the former Stretton Hall estate will have views into the Parcel, particularly those in the north of the development and one particular property whose garden protrudes into the Parcel. There are also views into the Parcel from open space within the existing development. Some properties to the northern edge of Oadby may also be able to see into the Parcel.
- Although development of this Parcel would partially relate to the existing properties along Chestnut Drive, the landscape strip around the north of the properties would separate the two developments. Development of this Parcel would not relate well to the existing urban area of Oadby.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is potentially felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature copses and tree belts within and around the Land Parcel should be retained in any development proposal.
- ***Important views to be retained***
Views from higher ground to the north and north east of the Parcel should be retained where possible, particularly from Great Stretton.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be appropriate in this location.
- ***Additional planting***
If development is proposed in this Land Parcel, additional planting should be implemented, particularly along the northern and eastern boundaries, to restrict views from the north and north east. This planting should reflect the existing tree belts and copses already found within and around the Parcel.

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- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high, with residential properties to the east and west generally 2 storeys high with the exception of Stretton Hall. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development within this Parcel would probably need to be accessed from Chestnut Drive.
- ***Building materials***
Many buildings in the vicinity of Land Parcel 10 are of modern origin and demonstrate limited vernacular features or materials. Some of the features of Stretton Hall and South Lodge could be incorporated into buildings erected within this Land Parcel, as discussed for Land Parcel 9.
- ***Open space provision and green infrastructure***
Due to the openness of this Parcel, and the visibility of the eastern fields, it would be appropriate to retain at least the eastern fields as open space and link with existing open space off Chestnut Drive.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 12

Size = 50.04Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	3	0	0	13
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	5	1	0	29
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	3	5	1	0	34

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 12

General Commentary:

- Land Parcel 12 is part of a gently sloping tributary valley to the north east of Oadby. It is adjacent to the Roman origin Gartree Road. It is within the Leicester Fringes Landscape Character Area and does not fall within or adjacent to any landscape designations. A mature hedgerow along Gartree Road forms the majority of the northern boundary of the Parcel. There are numerous trees within this hedgerow, along with small tree belts and woodland blocks. There are limited gaps in this boundary in the locations of a pair of residential properties adjacent to a covered reservoir and also for the driveway to Oadby Lodge Farm. The eastern boundary of the Parcel is a strong hedgerow with some hedgerow trees and occasional gaps for access tracks. The western boundary is also a strong hedgerow with some trees and smaller access gaps. The southern boundary is predominantly formed by a woodland block located outside the boundary. There is also a gappy hedgerow along much of the remainder of the southern boundary, although this becomes more managed adjacent to the school in Oadby.
- The Land Parcel is currently arable farmland. It is divided into medium to large scale fields by poor hedgerows and strong tree belts along a stream. There are several roundels of woodland within the Parcel. The ornamental species in these blocks (*Wellingtonia*) give the area a parkland feel. The covered reservoir adjacent to Gartree Road is grass covered and has a row of trees along its western edge. The individual properties on the boundary of the Parcel are surrounded by hedgerows or boundary fences.
- Views into the Land Parcel are relatively limited from the north, east and west. There are no public rights of way through the Parcel, but there is a footpath along the southern boundary of the Parcel with views through gaps in the boundary hedgerow. There are occasional glimpses into the Parcel from Gartree Road. The residential properties on the northern boundary of the Parcel will have some views into it and there are likely to be some limited views into the Parcel from properties in Oadby.
- At present, any development within the Land Parcel would not relate well to the existing urban area of Oadby, with the only connection point between the two areas being the school site. Should the areas of land to the west and south of the Parcel, within Oadby and Wigston, be developed, however, this relationship would be much improved.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the context of the parcel commercial development would be less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The stream that runs through the Parcel should be retained as a landscape feature, along with as much associated vegetation as possible. The roundels of woodland and tree belts within the Parcel should also be retained.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, particularly from the north, east and west, and there are no specific views to the site that need to be retained. However, there are panoramic views from the right of way to the south. Aspects of these should be retained including the roundels and mature woodland
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. The footpath outside the southern boundary of the site should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the southern boundary of the site

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- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development within this Parcel would be accessed from Gartree Road. The layout of any development should be design to incorporate the existing landscape features of the site including vistas to woodland and roundels.
- ***Building materials***
Buildings in the vicinity of Land Parcel 12 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel, but there are Listed Buildings in other locations along Gartree Road and in Stoughton village to the north of the Parcel. These properties are either limestone or red brick with slate roofs. Some properties in Stoughton are also rendered and painted white. Some of the features of these older properties could be incorporated into buildings erected within this Land Parcel.
- ***Open space provision and green infrastructure***
The existing landscape features of this Land Parcel, and particularly the stream that runs through the Parcel, should be retained and incorporated within open space for any proposed development.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 13

Size = 16.72Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	3	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	4	0	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	4	3	0	26
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	2	4	3	1	27

Overall Capacity Range = Medium

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 13

General Commentary:

- This Land Parcel occupies a sloping site to the east of Leicester and south west of Thurnby. It falls within the Leicester Fringes Landscape Character Area. The northern boundary of the site is a tall hedgerow with some hedgerow trees and a length of tree belt. The eastern boundary, along Thurnby Lane, is also a tall hedgerow containing an access gate. The southern boundary, which is irregular in alignment, is also a well-managed hedgerow with some hedgerow trees. The western boundary of the Parcel is a lower clipped hedgerow in some locations and a tree belt in other locations. There are some gaps in the vegetation along this boundary. The Parcel is located within an area designated as “Green Wedge”.
- The land within this Parcel forms part of the nursery area of James Coles and Sons Nurseries. It is used for growing plants. The Parcel is divided into small to medium fields by low clipped hedgerows and unsurfaced access tracks. There is also a brook along the southern boundary of the site.
- Views into the Land Parcel are relatively limited. There are no public rights of way through the Parcel, but there is a bridleway beyond the northern boundary. There are some views into the Parcel from the access point on Thurnby Lane, as well as through gaps in the boundary vegetation along the western boundary from Newhaven Road. Properties on the edge of Leicester have glimpsed views into the Parcel.
- Although any development within the Land Parcel would join onto the existing urban edge of Leicester, it will not follow the pattern of settlement found in the local area. The development would protrude into open countryside and affect the separation between Leicester and Thurnby.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is potentially felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The brook along the southern boundary of the Parcel could be retained as a feature of any proposed development. The hedgerows and tree belts around the perimeters of the Parcel could also be retained but would require enhancement.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively good, with only localised views through the hedgerows, so there are no views into the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way, that would need to be retained. The unsurfaced tracks that are currently found within the Parcel would need to be replaced or upgraded to serve any development.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the boundaries of this Parcel, particularly to provide separation from the open countryside to the south and east.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development proposed in this location could be accessed from either Thurnby Lane or Newhaven Road. In order to integrate any development with the existing urban area, it may be preferable for the main access to the development to come from Newhaven Road.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***

Buildings in the vicinity of Land Parcel 13 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel, but there are Listed Buildings in other locations such as Stoughton village to the south of the Parcel and Thurnby to the north east. These properties are either limestone or red brick with slate roofs. Some properties in Stoughton are also rendered and painted white. Some of the features of these older properties could be incorporated into buildings erected within this Land Parcel.

- ***Open space provision and green infrastructure***

Open space provision could incorporate the brook along the southern boundary of the Parcel.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 14

Size = 13.12Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	2	2	1	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	4	3	1	23
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	4	3	2	24

Overall Capacity Range = Medium

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 14

General Commentary:

- Land Parcel 14 occupies a sloping site to the south of Thurnby and Bushby. It is within the Leicester Landscape Character Area. The Parcel is partially located within an area designated as “Green Wedge”. The northern, eastern and southern boundaries of the Parcel are delineated by clipped, gappy hedgerows with occasional tree groups and hedgerow trees. Tree species include oak and ash. The western boundary of the Parcel runs along Thurnby Lane and a lay-by associated with the road. A post and wire fence forms this boundary. There are individual ornamental trees associated with the lay-by and Thurnby Lane in this location, including sycamores, oak and lime.
- The land within this Parcel is a single arable field. There is a pond with associated vegetation close to the southern boundary of the Parcel, and an area of scrubby woodland on the northern boundary. Land Parcel 14 has no other features of interest.
- There are open views into the Parcel from Thurnby Lane. There are also open views from bridleways along the northern and southern boundaries of the Parcel and a footpath running through the Parcel. There are no residential properties in the immediate vicinity of the Parcel, but properties in Bushby and Thurnby are able to see this area.
- Development in this Parcel would be isolated from any surrounding built up areas. Large undeveloped areas currently separate the Parcel from urban areas.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is potentially felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There is little vegetation of any merit associated with this Parcel but existing features should be retained.
- ***Important views to be retained***
There are views into this Parcel from many directions. Views from Bushby and Thurnby should be retained or enhanced as far as possible.
- ***Retention of existing routes through the site***
The bridleways along the northern and southern boundaries of the Parcel would need to be retained, as would the public footpath through the Parcel.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the boundaries of this Parcel, particularly to provide separation from the open countryside to the south and east. A tree belt along the northern boundary would soften views from Thurnby and Bushby, as well as from elevated locations.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development of this Land Parcel would need to be accessed from Thurnby Lane.
- ***Building materials***
There are few buildings in the vicinity of Land Parcel 14. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel, but there are Listed Buildings in other locations such as Stoughton village to the south west of the Parcel and Thurnby to the north. These properties are either limestone or red brick with slate roofs. Some properties in Stoughton are also rendered and painted

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

white. Some of the features of these older properties could be incorporated into buildings erected within this Land Parcel.

- ***Open space provision and green infrastructure***

The rights of way associated with this Parcel could be incorporated into green corridors through or around any development.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 15

Size = 13.77Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	1	0	0	4	8
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	2	0	5	19
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	2	2	0	6	20

Overall Capacity Range = Medium Low

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 15

General Commentary:

- Land Parcel 15 is located to the south of Thurnby, adjacent to Stoughton Road. It is located on a prominent slope within the Leicester Fringes Landscape Character Area. It falls within an area designated as “Green Wedge”. The southern boundary of the Parcel is shared with the adjacent Land Parcel 14, and is a gappy hedgerow with occasional trees. The western boundary of the Parcel is formed by a post and wire fence along Stoughton Road, with a mixed avenue of ornamental trees within the road verges. The northern and eastern boundaries of the Parcel are tall but managed hedgerows with individual trees. There are also woodland blocks in the north east and north west corners of the Parcel, with the block in the north west corner being predominantly non-native species.
- This Land Parcel is a large arable field with no hedgerows or fence lines to create sub-divisions.
- There are extensive views into this Land Parcel from Thurnby and Bushby to the north. These are important views to retain as part of the setting of these villages. There are also open views into the Parcel from Stoughton Road and from a footpath running through the Parcel and a bridleway along the southern boundary of the Parcel.
- The Land Parcel is separated from the existing urban areas of Leicester, Thurnby and Bushby. Any development within this Parcel would be completely isolated from other settlement.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the prominent nature of the slopes within the Parcel, their visibility from the surrounding area and the isolated location, it is not considered appropriate to develop Land Parcel 15. Development within this Land Parcel would also be fully within an area of designated landscape.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 16

Size = 27.09Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	1	3	8
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	1	4	19
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	3	1	5	20

Overall Capacity Range = Medium Low

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 16

General Commentary:

- Land Parcel 16 is located to the south east of Thurnby, adjacent to the urban edge of Leicester and to Stoughton Road. It is located on a prominent slope running down to Bushby Brook on the northern boundary of the Parcel. It is within the Leicester Fringes Landscape Character Area and falls within an area designated as "Green Wedge". The southern boundary of the Parcel is shared with the adjacent Land Parcel 13, and is a reasonable hedgerow with occasional trees and tree belts. The eastern boundary of the Parcel is formed by a post and wire fence along Stoughton Road, with a mixed avenue of ornamental trees within the road verges. The northern boundary of the Parcel, along Bushby Brook, is marked by trees and tall shrubs associated with the Brook. The western boundary of the Parcel abuts the rear gardens of properties in Leicester. This is formed by a mixture of fences and hedgerows, with a small woodland block towards the centre of the boundary.
- This Land Parcel comprises one large and one medium sized arable field with a tall hedgerow dividing the fields. A tributary of Bushby Brook also runs along part of this dividing hedgerow. There is also an individual tree towards the north western corner of the Parcel, within the arable field.
- There are views into this Land Parcel from Thurnby to the north east and Leicester to the west. There are also open views into the Parcel from Stoughton Road and from a footpath running through the Parcel and a bridleway along the southern boundary.
- Development of this Parcel would lead to the complete coalescence of Leicester and Thurnby. There would potentially be scope to develop some of the western portion of the Parcel without compromising the setting of Thurnby but there would still be a significant impact on the separation between the two urban areas.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the openness of the Parcel to public and private views, and the sloping nature of the Parcel, it is not considered appropriate to develop Land Parcel 16. Development within this Land Parcel would also significantly compromise the separation between Leicester and Thurnby and be fully within the area designated as a "Green Wedge".

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 17

Size = 19.23Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	2	1	9
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	0	1	1	2	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	1	3	3	21
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	1	1	3	4	22

Overall Capacity Range = Medium Low

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 17

General Commentary:

- The Land Parcel is located between Thurnby and the western edge of Leicester, on prominent slopes that fall from Thurnby towards Leicester. The Parcel is within the Leicester Fringes Landscape Character Area and falls within an area designated by Harborough District Council as “Green Wedge”. The northern boundary of the site is along Thurnby Hill, which is part of the A47. There are a mixture of hedgerows, individual trees, tree belts and small woodland blocks along this boundary. There are also some gaps in the boundary to allow access into the Parcel. The western and southern boundaries of the Parcel follow Bushby Brook and its associated tall shrubs and trees, including poplars. Beyond the western boundary are the rear gardens of properties in Leicester. The eastern boundary of the Parcel is formed by a variety of rear garden boundary treatments, associated with properties in Thurnby.
- Land use within this Parcel is varied. The western part of the Parcel forms part of the nursery area of James Coles and Sons Nurseries. It is used for growing plants. The remainder of the Parcel is small paddocks associated with Thurnby. These paddocks form the setting of the village and are divided by hedgerows and tree belts in most locations, although there are also some fence lines. Some of these fields contain Ridge and Furrow. There are also tree clumps and small woodland blocks throughout the Parcel. An individual property along Thurnby Hill is excluded from the Parcel.
- There are some views into this Land Parcel from the surrounding area, but there are no rights of way through it. Properties in Leicester and Thurnby would overlook any development within this Parcel.
- Development of this Parcel would lead to the complete coalescence of Leicester and Thurnby. The setting of Thurnby would also be eroded by any such development.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the prominence of the slopes within the Parcel and the lack of scope to be able to mitigate any development, it is not considered appropriate to develop Land Parcel 3. Development within this Land Parcel would also significantly compromise the separation between Leicester and Thurnby and be fully within an area designated as a “Green Wedge”.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 18

Size = 8.07Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	3	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	2	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	2	3	0	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	3	1	30

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 18

General Commentary:

- Land Parcel 18 is the main retail site of James Coles and Sons Nurseries. It occupies a relatively gently sloping site within Leicester. It is within the Leicester Fringes Landscape Character Area and falls within an area designated as “Green Wedge”. The southern boundary of the Parcel is formed by Thurnby Hill (the A47) and the rear garden fences of a row of properties that front onto Thurnby Hill. There is a tall managed hedgerow along this boundary. The western boundary of the Parcel is formed by a tall tree belt, which acts as a windbreak for the nursery. The northern boundary of the site is formed by a hedgerow with some trees within and beyond it. Beyond this northern boundary are residential properties of varying ages and a public house. The eastern boundary of the Parcel is along Station Lane, with a tall managed hedgerow between the two.
- There are several buildings and glasshouses within the Parcel, associated with the retail aspects of the nursery. The remainder of the Parcel is generally hardstanding for storing plants or used as a car park. There are small areas of ornamental planting around the buildings and adjacent to the southern boundary.
- Views into the Land Parcel are relatively limited. There are no public rights of way through or close to the parcel, but there are footpaths along the side of Thurnby Road and Station Lane. There are some views into the Parcel from the adjacent residential properties, particularly the row of houses on Thurnby Hill.
- The Land Parcel would relate well to the existing residential development surrounding it. Although development of this Parcel would be within a “Green Wedge”, any development would infill a site between existing residential properties and one where there are already several built forms.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, continued commercial development would be less suitable in this Land Parcel. Residential development is felt to be potentially appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The tall tree belts along some of the boundaries of the Parcel should be retained as screening for any development proposals. The tall hedgerows could also be retained but they could be replaced if required.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, and there are no important views into the Parcel that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to create some separation between Leicester and Thurnby, particularly in the south east corner of the Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development within this Parcel could be accessed from either Thurnby Hill or Station Lane. Many properties along Thurnby Road front onto the road and this theme could be continued within this Parcel. The layout could leave the south east corner of the Parcel undeveloped to enhance the entrance to Thurnby. Alternatively by retaining the existing hedgerow and providing a stronger tree belt to the south

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

and east the sense of separation between Thurnby and Leicester could be retained. The residential layout could then be more internally facing.

- ***Building materials***

Buildings in the vicinity of Land Parcel 18 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel. There are several Listed Buildings in Thurnby and any proposed development within this Land Parcel could pick up features from those properties, such as slate roofs, stonework around windows and red bricks.

- ***Open space provision and green infrastructure***

The south east corner of the Parcel could become open space, in order to provide some separation between Leicester and Thurnby and to act as a gateway to Leicester.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 19

Size = 1.20Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	1	1	2	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	3	3	2	22
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	3	3	2	27

Overall Capacity Range = Medium

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 19

General Commentary:

- This Land Parcel is in a gently sloping location, on the edge of Leicester. It is within the Leicester Landscape Character Area and falls within a “Green Wedge”. This small Parcel, which is currently informal open space associated with housing on Wintersdale Road, is adjacent to Thurnby Hill (A47). Tall tree and shrub belts form the eastern and southern boundaries. The western boundary is delineated by Bushby Brook and associated tall trees and shrubs. The northern boundary of the site is open to Wintersdale Road and properties along it. There are some scattered scrubby shrubs within the Parcel and some derelict sheds in the south west corner.
- Views into the Land Parcel are open from residential properties and Wintersdale Road to the north. There is also a footpath along the eastern boundary of the Parcel that would have views into the Parcel. Views from the A47 are more restricted due to the tall vegetation along the southern boundary.
- The Land Parcel would relate well to the existing residential development to the north and east. However, it would reduce separation between Leicester and Thurnby.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is potentially felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Bushby Brook along the western boundary of the Parcel should be retained as a feature of any proposed development.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive and there are no wider views into the Parcel that need to be retained.
- ***Retention of existing routes through the site***
The footpath along the eastern boundary of the Parcel will need to be retained as part of any development.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Given the small size of the Parcel, significant additional planting would be difficult to accommodate in conjunction with built development.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Development within this Parcel could be accessed from Thurnby Hill or from Wintersdale Road. It is more likely to be accessed from Wintersdale Road, given the busy nature of the A47. It is preferable that houses do not front onto A47.
- ***Building materials***
Buildings in the vicinity of Land Parcel 19 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel. There are several Listed Buildings in Thurnby and any proposed development within this Land Parcel could pick up features from those properties, as identified for Land Parcel 18.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

Should development occur within this Land Parcel, there would be little room to accommodate open space. The Parcel is currently part of 'Green Wedge' designation and performs an open space role and could continue to do so instead of being developed.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 20

Size = 32.62Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary					✓	1
	Sub Total		0	0	1	1	2	7
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	1	1	1	2	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	2	2	4	18
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	2	2	5	19

Overall Capacity Range = Low

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 20

General Commentary:

- The Land Parcel is located on steep slopes to the south of Thurnby and Bushby, within the Leicester Fringes Landscape Character Area. It is partly within an area designated by Harborough District Council as “Green Wedge”. The northern boundary of the Parcel is variable but largely abuts the edge of the villages of Bushby and Thurnby. The most easterly part of this boundary abuts the A47 with a hedgerow and tree belt adjacent to it. This actual boundary is formed by the rear garden boundaries, which are fences or hedgerows with some mature trees in rear gardens. The eastern boundary of the Parcel is a reasonably tall, managed hedgerow. The southern boundary of the Parcel is also variable. In parts it is formed by a tall hedgerow with occasional trees. In other locations the Bushby Brook forms the boundary with very little vegetation along it. The western boundary of the Parcel is a combination of a tall tree belt and a hedgerow with trees along the rear garden of residential properties.
- Land Parcel 20 is predominantly pastoral land grazed by sheep and pony paddocks. The Parcel contains no buildings. The fields are generally small, with occasional medium sized fields, divided mainly by hedgerows but also occasionally by post and wire fences. Many of the fields have access points between them. Several of the fields also contain Ridge and Furrow.
- There are extensive views into this Land Parcel from the open countryside to the south, east and west. There are also two footpaths running through the Parcel. Properties on the southern edge of Thurnby and Bushby have views into the Parcel.
- Development within this Land Parcel would extend the villages down the slopes. There would be little scope to mitigate this type of development.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area and location within a ‘Green Wedge’, it is not considered appropriate to develop Land Parcel 20. Development on the steep slopes around existing villages is not characteristic of settlements in the local area.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 21

Size = 77.31Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary					✓	1
	Sub Total		0	0	2	1	1	9
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	0	0	1	3	10
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	2	2	4	19
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	0	2	2	5	20

Overall Capacity Range = Medium Low

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 21

General Commentary:

- Land Parcel 21 is located to the south of Thurnby and Bushby on relatively steeply sloping ground. It is within the Leicester Fringes Landscape Character Area and partly within a “Green Wedge”. The northern boundary of this Parcel is shared with Land Parcel 20 and is a combination of hedgerows with some trees and Bushby Brook with little associated vegetation. The eastern boundary is a clipped hedgerow with only occasional hedgerow trees. The western boundary is shared with Land Parcel 15 and is a tall but managed hedgerow with a higher number of individual trees. The southern boundary of the Parcel is a tall hedgerow or tree belt, with Bushby Spinney forming part of the boundary.
- This Land Parcel is predominantly pastoral land grazed by sheep with some fields also harvested as a hay crop. The Parcel contains no buildings. The fields are generally medium or large, with occasional small fields, divided mainly by hedgerows but also occasionally by post and wire fences. Many of the fields have access points between them. Several of the fields also contain Ridge and Furrow.
- There are extensive views into this Land Parcel from the open countryside to the south, east and west. There are also two footpaths running through the Parcel. Properties on the southern edge of Thurnby and Bushby have views into the Parcel.
- Development in this Parcel would be isolated from any surrounding built up areas. Large undeveloped areas currently separate the Parcel from urban areas.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the strong character of the Parcel, its visibility from a wide area and its isolated location in relation to existing urban areas, it is not considered appropriate to develop Land Parcel 21.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 22

Size = 18.13Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	1	3	0	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	4	1	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	4	1	1	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 22

General Commentary:

- This Land Parcel occupies a sloping site, which drops away steeply to the north of the A47 and then slopes more gently towards Thurnby Brook on part of the northern boundary of the Parcel. It is located to the east of Thurnby and Bushby, within the Leicester Fringes Landscape Character Area. It does not fall within or immediately adjacent to any landscape designations. The northern boundary of the Parcel is partly formed by the course of Thurnby Brook, which has mature vegetation along its corridor, including willows. A fence and some scrubby vegetation and trees along the line of a disused railway line form the remainder of the northern boundary. This vegetation is not as pronounced as the vegetation along most other stretches of the disused line. The eastern boundary of the Parcel is formed by a managed hedgerow with several mature trees in it. The southern boundary is a tall hedgerow along the side of the A47. The western boundary of the Parcel is also a hedgerow in many locations, but also runs along the urban edge of Bushby, including some private playing fields.
- The land within this Parcel is currently pasture, used for grazing sheep. The Parcel comprises three large fields separated by gappy hedgerows. Charity Farm and an associated collection of rundown barns and storage buildings are located in the south west corner of the Parcel. The two fields closest to the A47 contain Ridge and Furrow.
- Views into the Land Parcel are relatively limited. There are no public rights of way through or close to the parcel. There are occasional views into the Parcel from some of the properties on the eastern edge of Bushby and also from Charity Farm, New Ingarsby Farm and glimpses from properties to the east called Winkadale and The Granary.
- Development within the Land Parcel would have some relationship to the existing residential development in Bushby, to the west.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Vegetation along Thurnby Brook to the north of the Parcel should be retained as part of the Brook's corridor. It would also be appropriate to retain some of the larger trees within the hedgerows.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive and there are no significant views to the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is likely to be necessary to the steeper section of land for development to occur in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the northern boundary of the Parcel in particular. Reinstatement of vegetation along the line of the former railway would help to achieve this in an appropriate location.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***
Any development in this location would need to be accessed from the A47. Houses would need to relate to the local pattern of properties fronting onto the A47 but also work with the topography of the Parcel. The northern finger between the brook and railway would be best left undeveloped.
- ***Building materials***
Buildings in the vicinity this Land Parcel are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel, but there are Listed Buildings in Thurnby and to the east along the A47. Vernacular features of these properties could be incorporated into the design of properties within any new development.
- ***Open space provision and green infrastructure***
The corridor of Thurnby Brook to the north of the Parcel should be retained. Both this and the line of the disused railway have potential to contribute to a local green infrastructure network.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 23

Size = 21.47Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	1	3	0	0	13
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	1	2	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	4	2	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	3	2	0	33

Overall Capacity Range = Medium High

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 23

General Commentary:

- Land Parcel 23 is located to the north east of Thurnby and north of Bushby. It forms part of the lower valley slopes of Thurnby Brook and is within the Leicester Fringes Landscape Character Area. It falls partly within a 'Separation Area' as designated by Harborough District Council, which is reflected in the coalescence criteria. Part of the northern boundary of the Parcel is formed by the course of Thurnby Brook, which has mature vegetation along its corridor. The remainder of the northern boundary is formed by the line of a hedgerow which has been partially removed and an area of rough grassland with some scrub. The eastern boundary is formed by strong hedgerows with hedgerow trees. The southern boundary of the Parcel runs along the rear gardens of a number of properties in Bushby. These properties are separated from the Parcel by a tall tree belt along the route of a disused railway. The western boundary is formed by the rear boundaries of properties in Thurnby, including hedgerows and fences with mature trees in some rear gardens.
- The land within this Parcel is currently arable farmland. The fields are divided by tall hedgerows and Thurnby Brook with its associated tall vegetation. There is also a flood relief basin adjacent to the eastern boundary of the Parcel. There are no other built forms within the Parcel.
- Much of the Parcel is currently accessible on an informal basis. The field margins are mown to allow people to walk along them. There is also a formal right of way along the western boundary of the Parcel. Properties to the west of the Parcel will have views of any proposed development, but those to the south will not have views through the thick tree belt on the southern boundary. The western most part of the Parcel is visible from higher ground to the north.
- The Land Parcel would relate well to the existing residential development to the west of the Land Parcel. Any proposed development would be relatively well contained.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Thurnby Brook and its associated vegetation should be retained as a feature of any development. The tall mature trees along the southern boundary of the Parcel should also be retained.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive and there are no specific views into the site that need to be retained.
- ***Retention of existing routes through the site***
There are two existing footpaths through the Parcel, which should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to create a defined edge to any development. This would be particularly necessary in the eastern and north west parts of the Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. It is likely that access would need to be Pulford Drive either in the vicinity of the existing Flood Relief Basin, which would need

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

reconfiguring, through an existing field access gate or in the south west corner of the Parcel through an area of woodland. Any development layout will need to relate to the existing residential areas of Thurnby and Bushby. Development may require to be set back from Thurnby Brook and more concentrated to the western half of the site.

- ***Building materials***

Buildings in the vicinity of Land Parcel 23 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel. Older properties within Thurnby and along the A47 could be used as sources of vernacular features, as identified for Land Parcel 18.

- ***Open space provision and green infrastructure***

The corridor of Thurnby Brook should be retained as part of the local Green Infrastructure network and to provide associated open space for any development. As the eastern part of the Parcel is more visible from the surrounding area this would also be an appropriate location in which to provide open space and planting. The route of the disused railway could also become an important green infrastructure and open space feature.

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24

Size = 42.89Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	2	1	2	10
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	4	1	3	21
3.Landscape Value	Designations	Secondary	1					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	1	4	1	3	26

Overall Capacity Range = Medium

Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24

General Commentary:

- Land Parcel 24 is located to the north east of Thurnby and the south east of Scraftoft. It is on prominent sloping land within the Leicester Fringes Landscape Character Area, which slopes from the north down towards Thurnby but also has a small stream running diagonally north east to south west that has cut into the landform. It falls partly within a 'Separation Area' designated by Harborough District Council, which is reflected in the coalescence criteria. The northern boundary of the Parcel runs along Covert Lane with a strong hedgerow containing some hedgerow trees along the edge of the road. The eastern and western boundaries are also similar hedgerows with occasional trees, although there are more gaps in the eastern hedgerow. The southern boundary is more variable, with some stretches of hedgerow having been removed, an area of rough grass with scrubby vegetation and rear garden hedgerows all contributing to the definition of the boundary.
- The Land Parcel is predominantly arable farmland with a rectangular area of rough grassland at the centre. The fields are relatively large but are irregularly shaped. The field boundaries are mainly hedgerows, although some are tall and some are more clipped. The small stream within the Parcel also acts as a field boundary. There are no built forms within the Parcel, but there are a few scattered trees within the fields.
- There are extensive views into this Land Parcel from the south and from Covert Lane along the northern boundary. There are also 2 footpaths running through the Parcel which would have open views.
- Development within this Land Parcel would partially adjoin existing residential properties within Thurnby. Any development within the Parcel is likely to lead to coalescence of Thurnby and Scraftoft.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. Residential development is felt to be potentially appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The area of rough grassland at the centre of the Parcel could be retained as part of any proposed development. The existing hedgerows, particularly around the perimeters of the site, could also be retained and incorporated into any layout.
- ***Important views to be retained***
There are extensive views into the Parcel from both the north and south. Any proposed development should be designed to retain aspects of these views.
- ***Retention of existing routes through the site***
The public footpaths that run through the Parcel would need to be retained as part of any proposed development.
- ***Ground modelling***
Ground modelling is unlikely to be appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to maintain some separation between Scraftoft and Thurnby, and to soften views from open countryside to the east. This planting will be particularly required in the north and east of the Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development within this Parcel could be accessed from either Covert Lane to the north or through any development in Land Parcel 23. Given the requirement to retain a level of separation between Scraftoft

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and Thurnby, it would be more appropriate for any development to occur in the lower southern part of the Parcel. This would also link with any development of Land Parcel 23.

- ***Building materials***

Buildings in the vicinity of Land Parcel 24 are generally of modern origin and do not demonstrate vernacular features or materials but the newest buildings to the north have reflected some vernacular features. There are no Listed Buildings or Conservation Areas in the immediate vicinity of the Land Parcel. Older properties within Thurnby and along the A47 could be used as sources of vernacular features, as identified for Land Parcel 18. Older properties within Scraftoft village include white rendered walls with slate roofs and red brick quoining.

- ***Open space provision and green infrastructure***

The existing grassland area at the centre of the Parcel could be retained as open space. The existing hedgerows and stream could also form open space or green infrastructure corridors. The steeper slopes of Parcel 24 could also be retained as open space to allow some of the views into the Parcel to be retained.

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Land Parcel No = 25

Size = 5.50Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	1	0	3	1	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	1	4	2	21
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	2	1	4	2	26

Overall Capacity Range = Medium

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Land Parcel No = 25

General Commentary:

- This Land Parcel is located to the north of Thurnby and the south of Scraftoft. It is on prominent sloping land within the Leicester Fringes Landscape Character Area, which slopes from the north down towards Thurnby. It falls within a 'Separation Area' designated by Harborough District Council and this is considered in the coalescence criteria. The northern boundary of the Parcel runs along Covert Lane with a gappy hedgerow along the edge of the road. The eastern and part of the western boundaries are stronger hedgerows with occasional trees. Rear garden hedgerows and fences form the remainder of the western boundary and the southern boundary, with some mature trees in rear gardens.
- The Land Parcel currently contains horse paddocks. A hedgerow partially divides the Parcel into two, with a single ash tree close by. There are also some post and rail fences within the Parcel, as well as a building providing shelter for the horses and some horse jumps.
- There are views into this Land Parcel from Thurnby to the south. There are also some views from Covert Lane along the northern boundary, through gaps in the hedgerow.
- Development within this Land Parcel would partially adjoin existing residential properties within Thurnby. Any development within the Parcel is likely to lead to coalescence of Thurnby and Scraftoft. It would also be difficult to mitigate any development in this location.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. Residential development is felt to be potentially appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The hedgerows within and around this Parcel could be retained as part of any proposed development, but could be replaced if required.
- ***Important views to be retained***
Although there are views into the Parcel from Thurnby and some limited views from Covert Lane there are no specific views that should be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. The public footpath along part of the eastern boundary of the Parcel should be retained.
- ***Ground modelling***
Ground modelling is unlikely to be appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to maintain some separation between Scraftoft and Thurnby, and to soften views from open countryside to the east. However, given the limited size of the Parcel, this will be difficult to achieve if any development is to occur.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any development within this Parcel could be accessed from either Covert Lane to the north or Station Lane to the west. Given the small size of the Parcel, however, any access into the Parcel will be difficult. It may therefore be more appropriate to retain the Parcel as open space with development occurring in the adjacent Parcel 23 or 24. Should development occur in this Parcel, the frontage along Station Lane should remain open to provide separation between Scraftoft and Thurnby.

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- ***Building materials***

There are a number of Listed Buildings to the north of Land Parcel 25, including Scraptoft Hall, All Saints Church and The Vicarage. The main hall is dressed with stone and has stone quoining and windows. The roof of the hall is grey slate. The Vicarage is a red brick building with white painted render to the front elevation and a grey slate roof. The remainder of the buildings in the immediate vicinity of the Parcel are generally of modern origin and do not demonstrate vernacular features or materials but the newest buildings to the north east have reflected some vernacular features. The Listed Buildings to the north of the Parcel could be used as sources of vernacular features to be reflected in any proposed development.

- ***Open space provision and green infrastructure***

The whole of the Parcel could be retained as open space for a larger development in Parcels 23 or 24. The frontage along Station Lane could be retained as open space if development occurs within Parcel 25.

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Land Parcel No = 26

Size = 15.37Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	1	1	2	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	2	3	0	30
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			2	2	2	4	0	32

Overall Capacity Range = Medium High

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Land Parcel No = 26

General Commentary:

- Land Parcel 26 is located to the east of Scraftoft on a relatively plateau area. It is within the Leicester Fringes Landscape Character Area and is adjacent to a designated 'Green Wedge' and 'Separation Area'. The eastern boundary of the Parcel is a tall tree belt, separating the Parcel from an adjacent residential property. The southern boundary is marked by a tree belt but this boundary has gaps to allow access into the Parcel. There is also a small woodland area on the southern boundary of this Parcel. The most westerly part of the southern boundary is largely open to a new residential development on the site of former University buildings. The northern and western boundaries are also formed by tree belts. These boundaries have few gaps in them. The western boundary runs along Beeby Road.
- This Parcel comprises three separate areas of sports pitches and a central woodland block. The western most pitches are now disused, but the site was terraced to create appropriate flat platforms to accommodate pitches. The two eastern areas of pitches belong to two separate rugby clubs Stoneygate and Aylestone St James. These two clubs both have three individual pitches and associated clubhouse facilities and parking. Tree belts separate the three areas. There is also an ice house or grotto, associated with the former hall in Scraftoft, which is concealed within woodland on the boundary of the Parcel.
- Views into the eastern part of the Land Parcel are relatively limited, being restricted to views through access points into the rugby clubs. There is a no public footpath through these pitches. However, a route runs along the northern boundary of the disused pitches. There are more open views into this part of the Parcel from the new houses.
- Development to the west of the Parcel would relate well to the new development and existing urban areas, while land to the east, although contained, is more isolated from Scraftoft.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The woodland area on the southern boundary of the Parcel should be retained. Other woodland blocks and tree belts associated with the Parcel could also be retained.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive and there are no significant views into the site that need to be retained.
- ***Retention of existing routes through the site***
The public footpath through the Parcel should be retained as part of any development.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in the eastern part of the Parcel. The existing earthworks in the area of disused pitches may need to be remodelled as part of any development but provides an existing level platform.
- ***Additional planting***
Additional planting could be incorporated in any development to reinforce the northern boundary of the Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.

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- ***Development layout***
Any proposed development within this Parcel may require two separate access points, in order to retain the woodland block and belt on the southern boundary. The development would need to relate to existing properties in Scruptoft, which front onto Beeby Road, as well as the new housing development.
- ***Building materials***
Buildings adjacent to Land Parcel 26 are generally of modern origin but the newest buildings have reflected some vernacular features. Older properties within Scruptoft village include white rendered walls with slate roofs and red brick quoining.
- ***Open space provision and green infrastructure***
The woodland blocks within the Parcel should be incorporated into open spaces to serve any proposed development.

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Land Parcel No = 27

Size = 11.75Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	1	0	3	1	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	2	4	1	23
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	1	4	2	24

Overall Capacity Range = Medium Low

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Land Parcel No = 27

General Commentary:

- The Land Parcel is located between Scruptoft and the urban edge of Leicester in a gently sloping location. The Parcel slopes down to Scruptoft Brook on the northern edge of the Parcel, and is within the Leicester Fringe Landscape Character Area and a designated 'Green Wedge'. Residential areas form the southern, eastern and part of the northern boundary of the Parcel. To the south, a tall hedgerow with gaps demarcates the boundary, separating the Parcel from Scruptoft Lane and the houses along it. To the south residential properties back onto the Parcel with tall hedgerows and fence lines along garden boundaries. To the north vegetation along Scruptoft Brook and open grassland separate the Parcel from properties fronting onto New Romney Crescent. The remainder of the northern boundary abuts Scruptoft Golf Course, with trees and scrubby vegetation separating the two areas. The eastern boundary is generally formed by an assortment of rear garden boundary treatments. Towards the south east corner of the Parcel there is a fence line associated with the grounds of a care home and a hedgerow along Scruptoft Rise.
- This Parcel contains many small horse paddocks. These are divided by a combination of hedgerows and fences. Scruptoft Rise also separates one paddock to the east from the remainder of the Parcel. The field boundaries within this Parcel are of varying quality. Some of the paddocks contain Ridge and Furrow.
- There are views into this Land Parcel from many of the surrounding residential properties. There are also glimpsed views from the roads to the south and east of the Parcel. There is footpath that crosses the middle of the Parcel that also has open views.
- Development of this Land Parcel could relate well to surrounding residential areas. It would, however, completely join Scruptoft and Leicester and remove the only remaining area of open space between the two.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the intimate scale of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 27. Development within this Land Parcel would also erode the designated 'Green Wedge' and compromise the separation between Scruptoft and Leicester.

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Land Parcel No = 28

Size = 20.74Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	4	0	0	1	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	5	2	1	1	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	5	2	1	2	30

Overall Capacity Range = Medium High

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Land Parcel No = 28

General Commentary:

- Land Parcel 28 forms part of Scraftoft Golf Course and an area that was previously part of the Golf Course. It is a gently sloping Parcel, falling to the south west, within the Leicester Fringes Landscape Character Area and is designated as a 'Green Wedge'. It is to the north of Scraftoft and east of the urban edge of Leicester. The southern boundary of the Parcel is generally defined by rear garden fences or hedgerows, apart from the most westerly section that adjoins Land Parcel 27 and is formed by scrubby vegetation. The western boundary runs along Hamilton Lane and is a tall hedgerow and tree belt. The northern boundary is partly formed by trees and shrubs within the golf course, partly by a tree belt along the southern boundary of the golf course and partly by a chain link fence that surrounds an area of open grassland to the north east of the Parcel. The eastern boundary runs along Beeby Road and is largely open with a low fence along it.
- The land within this Parcel is a combination of greens, fairways and rough within the golf course and long grass with strips of scrubby vegetation outside the golf course.
- There are no public rights of way through the Parcel. The area outside of the golf course has informal public access at present and is a Local Nature Reserve. The area within the golf course is open to members. There are views into the Parcel from residential properties to the south, some of which have very open views, and also from Beeby Road to the east.
- Development within this Parcel could relate well to the residential properties to the south. Such development would, however, contribute significantly to coalescence of Scraftoft and Leicester and erosion and loss of the 'Green Wedge'.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Some of the tree belts and scrubby vegetation strips should be retained. It would be unlikely to retain them all as part of a development.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, apart from along the eastern boundary, but there are no significant views into the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce eastern boundary of the Parcel.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any proposed development could be accessed from either Hamilton Lane or Beeby Road. The development would need to relate to the existing residential areas and leave areas of open space on the edges to provide a level of integration with the surrounding countryside and adjacent housing.

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- ***Building materials***

Buildings adjacent to Land Parcel 28 are generally of modern origin but the newest buildings have made some attempt to utilise vernacular features. Older properties within Scraftoft village white rendered walls with slate roofs and red brick quoining.

- ***Open space provision and green infrastructure***

As mentioned above, the eastern and northern portions of the Parcel should be retained as open space to integrate any development into the surrounding countryside. A strip of open space should also be considered to the south.

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Land Parcel No = 29

Size = 8.48Ha

Landscape Character Area = Leicester Fringes

Surveyors = JB, RS

Date surveyed = 20/08/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	1	1	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	3	3	3	0	32

Overall Capacity Range = Medium High

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Land Parcel No = 29

General Commentary:

- Land Parcel 29 is located to the north east of Scraftoft on top of a gentle ridgeline. It is within the Leicester Fringes Landscape Character Area and adjacent to a designated 'Green Wedge'. The northern boundary of the Parcel is a low clipped hedgerow. The eastern boundary is a dense tree belt and contains 'The Mount', the location of an ice house or grotto, associated with the former hall in Scraftoft, concealed within the woodland. The southern boundary of the Parcel is a narrow tree belt along the footpath adjacent to Parcel 26. The eastern boundary is open to Beeby Road with just a fence line and some occasional shrubs along the boundary line.
- The land within this Parcel is a single medium sized arable field. There is a thick woodland belt within the eastern portion of the Parcel but no other distinguishing features.
- Views into the Land Parcel are open from Beeby Road but limited from other directions. There may be views into the Parcel from individual residential properties to the north but views from the footpath outside the southern boundary of the Parcel are very restricted by the boundary hedging and trees.
- Development of this Land Parcel would not contribute to coalescence of any settlements. The Parcel currently has a poor relationship to existing urban areas.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The woodland belt to the east of the Parcel should be retained. The tree belt to the south could also be retained.
- ***Important views to be retained***
Although there are relatively open views from the west, these are not particularly important views to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the northern and western boundaries of the Parcel. This should include a substantial tree belt to the north, to reflect the existing pattern.
- ***Maximum building heights***
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Any proposed development is likely to be accessed from Beeby Road. The layout would need to try to relate to existing properties in Scraftoft and potentially any development in Parcel 26.
- ***Building materials***
Buildings adjacent to Land Parcel 28 are generally of modern origin but the newest buildings have made some attempt to utilise vernacular features. Older properties within Scraftoft village include white rendered walls with slate roofs and red brick quoining.

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- ***Open space provision and green infrastructure***

The tree belts to the west of the Parcel and the right of way to the south could be incorporated into open space for the development.