

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

for

Harborough District Council

**December 2011**



## Quality control

Landscape Character Assessment and Landscape Capacity Study

of

Lutterworth and Broughton Astley

for

Harborough District Council

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## 0 Executive Summary

### *Introduction*

- 0.1 The Landscape Character Assessment and Landscape Capacity Study report was commissioned by Harborough District Council in September 2011. The report identifies landscape character sub-areas within the wider 'Upper Soar' and 'Lutterworth Lowlands' landscape character areas in the vicinity of Lutterworth and Broughton Astley. It also provides a detailed analysis of the landscape capacity of land around the edges of Lutterworth and Broughton Astley, with a view to assessing the potential suitability to accommodate future development, particularly residential.

### *Context*

- 0.2 This study builds on work undertaken at both the national, county and district scale. At a national level, Lutterworth and Broughton Astley are located within Character Area 94: Leicestershire Vales. At a regional level Lutterworth falls entirely within Landscape Character Type 5C: Undulating Mixed Farmlands and Broughton Astley falls entirely within Landscape Character Type 5A: Village Farmlands. At a county and district level Lutterworth falls within Lutterworth Lowlands Landscape Character Area and Broughton Astley falls within the Upper Soar Landscape Character Areas and is close to the Upper Soar.
- 0.3 As well as the context of existing Landscape Character Assessments, the Harborough District Local Plan, as Adopted in April 2001, contains saved Policy EV/3, which relates to Separation Areas. These areas are designated to prevent coalescence of settlements and land between Lutterworth, Bitteswell and Magna Park is covered by this designation. Policy 14 of the Harborough District Core Strategy sets out that this separation area will be maintained, with the boundaries being reviewed as part of the Allocations Development Plan Document (DPD). Furthermore Policy 16 proposes that a separation area between Broughton Astley and Sutton in the Elms should be defined as part of the Allocations DPD.

### *Landscape Character Assessment*

- 0.4 The methodology used for the Landscape Character Assessment is based on the national guidance found in 'Landscape Character Assessment – Guidance for England and Scotland' (2002) and the other associated Topic Papers. The precise approach was also determined to meet the requirements of Harborough District Council in the development of their Local Development Documents.
- 0.5 The Landscape Character Assessment involved a desk based assessment of the study area using the existing Harborough District Landscape Character Areas together with Landscape Description Units (LDUs), a desk based national data set from the Countryside Agency. This was followed by a field survey to refine boundaries, identify key features, record landscape condition and incorporate the visual/aesthetic/perceptual dimension. Urban areas, as currently identified in the saved Policy HS/8 'Limits to Development', were not surveyed but the interface of these urban areas with rural areas has been considered. The field survey was carried out in October 2011, visiting all land identified within the study area boundary provided by Harborough District Council.
- 0.6 Landscape Character Assessment work identified five different Landscape Character Areas as follows:
- 1 Upper Soar - Broughton Astley Open Farmland
  - 2 Upper Soar - Broughton Astley Rolling Farmland
  - 3 Lutterworth Lowlands – Bitteswell Historic Farmland
  - 4 Lutterworth Lowlands – Magna Park Open Farmland
  - 5 Lutterworth Lowlands – River Swift Open Farmland
- 0.7 For each of the identified Landscape Character Areas, a brief description has been prepared and the key characteristics identified. These form the context for the next stage of work, relating to Landscape Capacity. As part of the description of the Character Areas, a 'Condition and Strength of Character Matrix' is included. This can has been used to assess the potential ability of a

landscape to adapt to change without losing its intrinsic character, by analysing the condition of the landscape compared with its strength of character. The result derives the general strategy for each Landscape Character Area. For example where a landscape area is assessed overall as in good 'condition' but only moderate 'strength of character' the strategy will be to 'conserve and strengthen'. Once this primary strategy is established, an approximation of the sensitivity of the landscape can also be applied.

0.8 The sensitivity of each of the Landscape Character Areas has been identified as follows:

1	Upper Soar - Broughton Astley Open Farmland	Moderate Sensitivity
2	Upper Soar - Broughton Astley Rolling Farmland	Moderate Sensitivity
3	Lutterworth Lowlands – Bitteswell Historic Farmland	Moderate/High Sensitivity
4	Lutterworth Lowlands – Magna Park Open Farmland	Moderate/Low Sensitivity
5	Lutterworth Lowlands – River Swift Open Farmland	Moderate Sensitivity

### ***Landscape Sensitivity and Landscape Capacity***

0.9 The methodology to assess the capacity of the landscape to accommodate development, while respecting its character, is developed from the guidance in Topic Paper 6 – 'Techniques and criteria for judging capacity and sensitivity'. This paper forms part of the Countryside Agency and Scottish Heritage 'Landscape Character Assessment Guidance for England and Scotland'. Topic Paper 6 also reflects the thinking in the publication 'Guidelines for Landscape and Visual Impact Assessment' 2002.

0.10 The methodology developed for this study adopts the premise that:

*"existing landscape features + visual sensitivity = Overall Landscape Sensitivity"*

0.11 A number of criteria have been selected to identify both existing landscape features and visual sensitivities. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the rural landscape around Lutterworth and Broughton Astley. The criteria selected to reflect existing landscape features are:

- slope analysis
- vegetation enclosure
- complexity and scale of the landscape
- condition of the landscape.

The criteria selected to reflect visual sensitivity are:

- openness to public view
- openness to private views
- relationship with existing urban built form
- prevention of coalescence
- scope to mitigate development

0.12 The Overall Landscape Sensitivity provides an evaluation of the sensitivity of a Land Parcel in broad strategic terms. In order to assess the Overall Landscape Capacity of a Land Parcel, 'landscape value' was added to the equation, as follows.

*"Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity"*

0.13 In the absence of any specific stakeholder consultation, previous studies have taken into account the Area of Particularly Attractive Countryside (Policy EV/4 - now deleted) and Green Wedges (Policy EV/2) in the assessment of landscape value. However, given that neither of these policies apply in the vicinity of Lutterworth or Broughton Astley, they are not relevant in this study. Separation Areas (Policy EV/3) have not been included in the assessment as a measure of

landscape value as this designation is primarily intended to prevent coalescence of settlements, which is reflected separately in the coalescence criteria.

- 0.14 To effectively assess the landscape capacity of a site, an assumption is made as to the form that the potential development will take. For the purposes of this study it is assumed that development will include in the main 2-3 storey residential development. Employment areas will comprise 2-3 storey buildings. It is not anticipated that there will be any taller structures in the assessment unless otherwise stated in the detailed Land Parcel Sheets.
- 0.15 Each Land Parcel identified during fieldwork was assessed against the criteria noted above, using a 5-point scale. The criteria were then scored, with 5 points being awarded to A's (the most suitable for development) and 1 point to E's (the least suitable for development). The scores were totalled for each Land Parcel to provide both a Landscape Sensitivity Profile and a Landscape Capacity Profile. The total score was then allocated an Overall Capacity value by using the following range, based on the range of scores achieved in the study area.
- 24 – 26 = Low Landscape Capacity
  - 27 – 29 = Medium Low Landscape Capacity
  - 30 – 33 = Medium Landscape Capacity
  - 34 – 36 = Medium High Landscape Capacity
  - 37 – 39 = High Landscape Capacity
- 0.16 A total of 22 different Land Parcels were assessed in the vicinity of Broughton Astley and 29 in the vicinity of Lutterworth. The completed Land Parcel Sheets and associated Overall Capacity values identified areas with relatively higher landscape capacity to accommodate new development. These included Parcels immediately to the south and east of Broughton Astley (Parcels 4 and 20). In relation to Lutterworth these included small to medium Parcels to the south west of Lutterworth (Parcels 19, 20 and 22), on the north eastern boundary of Lutterworth (Parcel 1) and to the west of Bitteswell (Parcel 12).
- 0.17 Areas least suitable for development around Broughton Astley include an area called Clack Hill to the south of the settlement (Parcel 3). Areas least suitable for development around Lutterworth include areas of land between Lutterworth and Bitteswell (Parcels 4 and 13).

## 1 Introduction

- 1.1 The Landscape Partnership was commissioned in September 2011 to undertake the preparation of an outline Landscape Character Assessment and a Landscape Capacity Study for the rural areas of Harborough District in the vicinity of Lutterworth and Broughton Astley. The brief for the project required the following main outputs, which will be used to inform the Council's Local Development Documents, following the format of previous studies undertaken by The Landscape Partnership for Market Harborough and the Leicester Principal Urban Area:
- An assessment of the landscape character and sensitivity of the wider landscape within Harborough District around Lutterworth and Broughton Astley, building on work undertaken at a county, district and local level;
  - A detailed analysis of the sensitivity of land around the edge of Lutterworth and Broughton Astley, and to assess its capacity to accommodate future development, particularly residential
- 1.2 The assessment work has been undertaken in two stages. Stage One involved the identification of Landscape Character Areas within the whole of the study area and the key characteristics present. The areas identified are effectively 'sub areas' of the wider 'Upper Soar' and 'Lutterworth Lowlands' Landscape Character Areas, which had already been identified at a County and District level. This stage does not constitute a fully detailed Landscape Character Assessment, but was sufficient to provide context, at an appropriate scale, for Stage Two.
- 1.3 Stage Two involved a more detailed consideration of the landscape sensitivity and landscape capacity of the study area. This was considered at a smaller scale of units based around individual fields, groups of fields or parcels of land. The assessment used a consistent method that evaluated the Land Parcels against a number of criteria, to test both the sensitivity of a unit and its capacity to accept development in the context of the character of the wider landscape within which they are situated. Stage Two considered areas that were close to the periphery of the existing settlements, as this is where future growth is likely to be targeted.
- 1.4 This study builds on work undertaken at both the national, county and district scale, as discussed in more detail in section 2 of this report.

## 2 Context

### *National Context*

- 2.1 The process of landscape characterisation and assessment has been promoted at a national scale in England by the work of Natural England (formerly Countryside Agency). In tandem with English Nature, parallel approaches were formulated and tested by the Countryside Agency during 1995-97 to derive, on the one hand, a series of Natural Area profiles for the whole of England and, on the other, Countryside Character profiles. While the Natural Area profiles highlighted the distinctive ecology of rural areas, the Countryside Character profiles analysed landscape character in fairly broad-brush terms via the assessment of physical influences, historic and cultural influences, buildings and settlement, land cover and changes in the landscape.
- 2.2 Through this process 159 Character Areas were formulated and published, as 'The Character of England: landscape, wildlife and natural features' (see Figure 1). The detailed descriptions for the areas are included within eight separate volumes with 'Volume 4: East Midlands' being the relevant volume for Harborough District and the fringes of Leicester.



Figure 1 – Countryside Character Areas – National Picture

- 2.3 This national character map defines Lutterworth and Broughton Astley as lying within Area 94: Leicestershire Vales (See Figure 2 and Drawing 01):

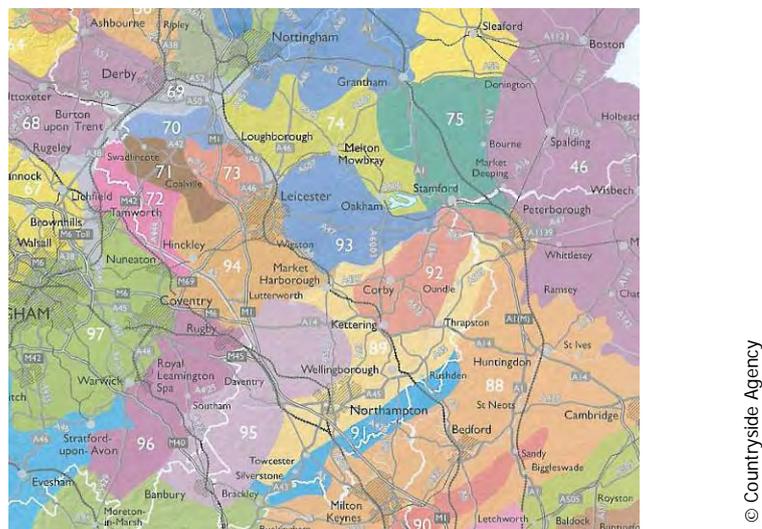


Figure 2 – Countryside Character Areas – Detail around Lutterworth and Broughton Astley

2.4 Current guidance on carrying out character work is provided in 'Landscape Character Assessment – Guidance for England and Scotland' (2002). The approach is currently enshrined as a major planning tool in Planning Policy Statement 7 (PPS7, 2004). PPS7 sets out some important overarching principles for raising the quality of life and the environment in rural areas, with the 'continued protection of open countryside for the benefit of all.' It sets out that sustainable patterns of development should focus development in or next to existing settlements, while also maximising the benefits of the urban fringe landscapes with leisure opportunities for the local population. In particular two of the Key Principles in PPS7 state:

iv), *'New building in the open countryside away from settlements or outside areas allocated for development in development plans, should be strictly controlled; the Governments overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.'* (our emphasis)

vi) *All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and the local distinctiveness.* (our emphasis)

2.5 In July 2011 the Government published a draft National Planning Policy Framework for consultation. Its stated aim is to make the planning system less complex and more accessible, and to promote sustainable growth. The National Planning Policy Framework will replace existing Planning Policy Statements and Guidance. This draft Planning Policy Framework contains less detailed policies in relation to landscape and countryside protection, but indicates that "local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife sites or landscape areas will be judged".

### ***Regional Context***

2.6 In April 2010 a Regional Landscape Character Assessment for the East Midlands was completed. This document identifies the 31 regional landscape character types present across the whole East Midlands Region (see Figure 3). It describes the major forces for change that the Regional landscapes are experiencing and where these are being experienced. It also provides broad level guidance to inform policy across the Region, by identifying distinctive, rare or special characteristics.

2.7 Within this Assessment, Lutterworth falls entirely within Landscape Character Type 5C: Undulating Mixed Farmlands. The key characteristics of this Landscape Character Type are described as:

- Varied landform of broad rolling ridges, steep sided valleys, rounded hills and undulating lowlands;
- Well treed character arising from abundant hedgerow trees, copses and woodlands;
- Upland areas mark a major watershed in Middle England and are the source of major rivers;
- Mixed farming regime with mainly arable land uses on hills and ridges and in fertile lowlands; intact hedgerow networks generally associated with pastoral land uses;
- Sparse settlement patterns with limited modern development; widespread use of local limestone and ironstone in vernacular buildings and churches;
- Network of quiet country lanes linking rural communities;
- Remote, rural and sometimes empty character; and
- Frequent and prominent ridge and furrow and evidence of deserted or shrunken medieval settlements.

2.8 Broughton Astley falls entirely within Landscape Character Type 5A: Village Farmlands. The key characteristics of this Landscape Character Type are described as:

- Gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains;

- Moderately fertile loamy and clayey soils with impeded drainage over extensive till deposits on higher ground and gravel terraces bordering main rivers;
- Mixed agricultural regime, with localised variations but with a predominance of either dairy farming on permanent pastures, or arable cropping;
- Small and moderately sized broadleaved woodlands and copses, often on sloping land; extensive new areas of planting associated with The National Forest;
- Hedgerows and frequent oak and ash trees along hedgelines and streams contribute to well treed character of landscape;
- Moderately sized well maintained hedged fields across rolling landform create patchwork landscape of contrasting colours and textures;
- Extensive ridge and furrow and small historic villages linked by winding lanes contribute to historic and rural character of the landscape; and
- Localised influence of large estates.

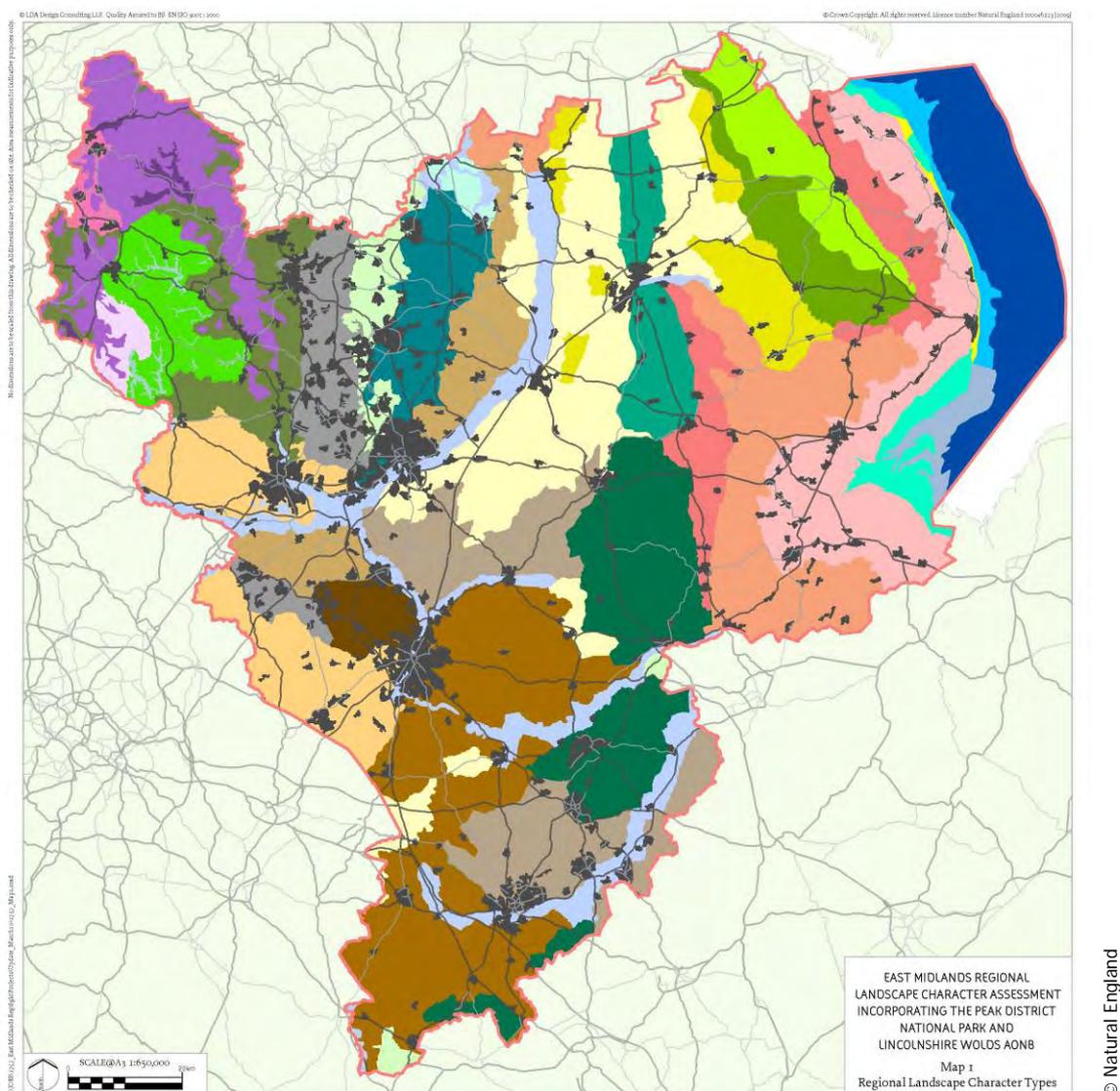


Figure 3 – East Midlands Regional Landscape Character Assessment

**County Council Context**

2.9 The Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 (adopted in 2005) embraced the concept of landscape character assessment through Strategy Policy 8 and paragraphs 2.40 -

2.42, with reference to PPS7. The Structure Plan also referred to the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy, which was adopted as supplementary planning guidance and essentially defined the current county scale character areas. This Strategy is therefore of relevance to Harborough District. The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy identifies eighteen Landscape Character Areas (see Figure 4) within the whole of Leicestershire and Rutland, of which Lutterworth falls within the Lutterworth Lowlands Landscape Character Area and Broughton Astley falls within the Upper Soar.

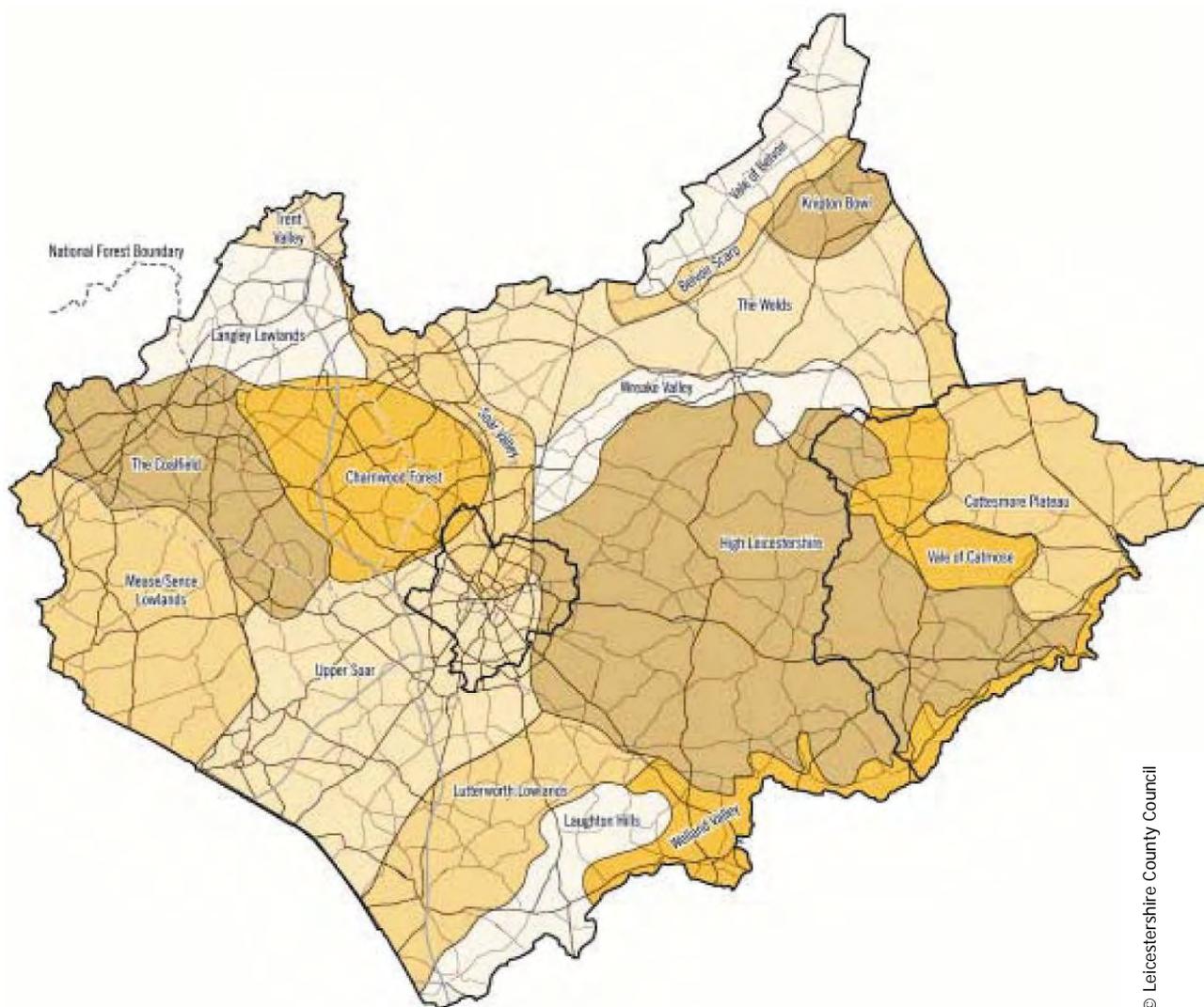


Figure 4 - Leicester, Leicestershire and Rutland Landscape and Woodland Strategy

### Local Context

2.10 In order to assist with policy development, Harborough District Council commissioned a Landscape Character Assessment of the whole district, which was completed in September 2007. This study identified five different Landscape Character Areas (see Figure 5 and Drawing 01), based on those defined in the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy:

- Welland Valley
- Laughton Hills
- Lutterworth Lowlands
- High Leicestershire
- Upper Soar

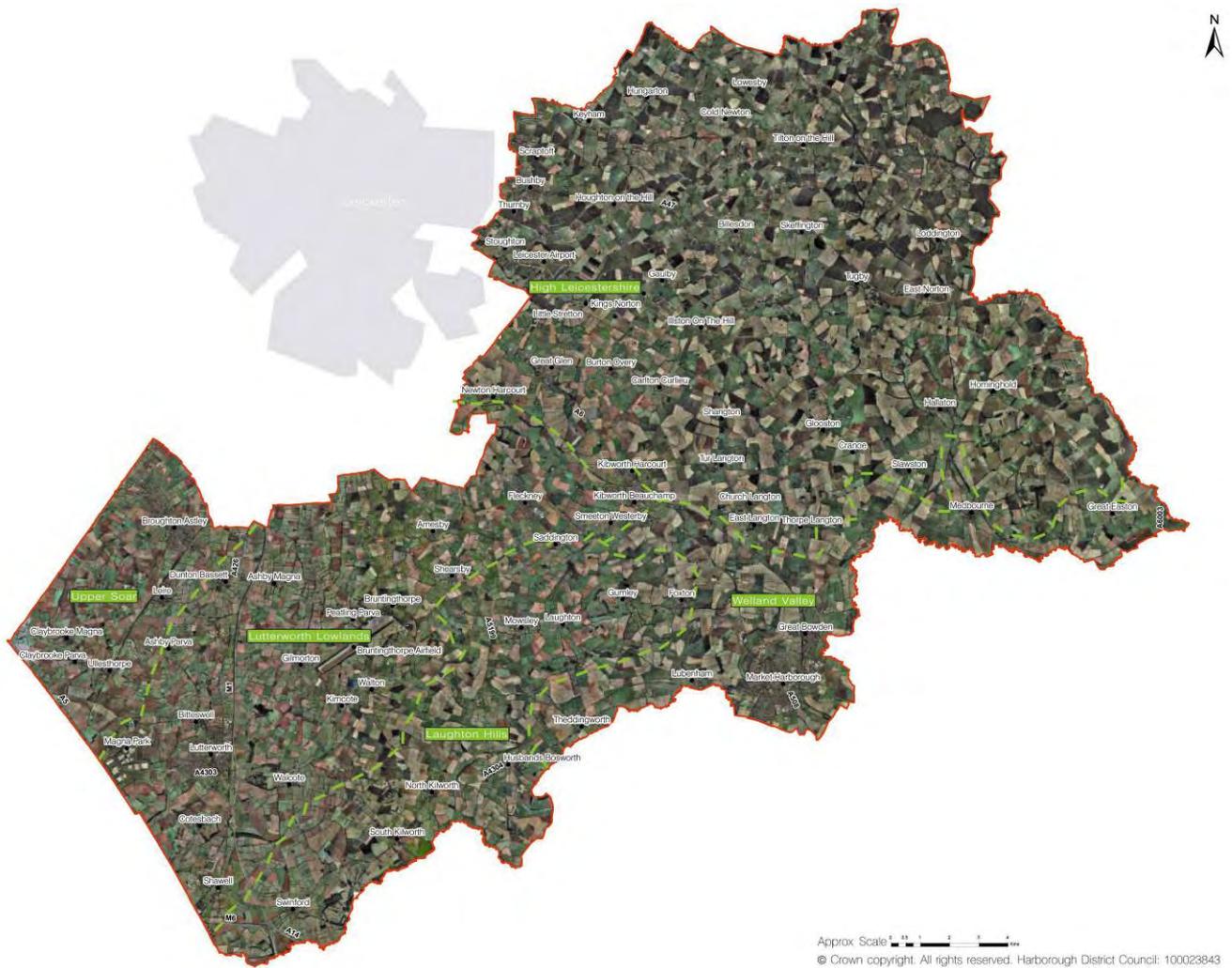


Figure 5 – Harborough District Landscape Character Assessment

2.11 Within the District Landscape Character Assessment, each Landscape Character Area is described and Key Characteristics are defined. The capacity of the landscape to accommodate change is then discussed and key issues facing the integrity of the character area are identified. The fringes of Lutterworth and Broughton Astley fall within the Lutterworth Lowlands and Upper Soar Landscape Character Areas (see Appendix A for full Character Area descriptions).

2.12 The key characteristics of the Upper Soar Landscape Character Area are described as:

- Large wide river basin with high ridges
- Forms a small part of larger character area
- Lack of woodland
- Predominantly pasture
- Visible influences from outside character areas
- Urban influence apparent in particular around Broughton Astley

2.13 The key characteristics of the Lutterworth Lowlands Landscape Character Area are described as:

- Open and relatively flat, to gently rolling area
- Lack of large woodland areas
- Farming is predominantly grazing

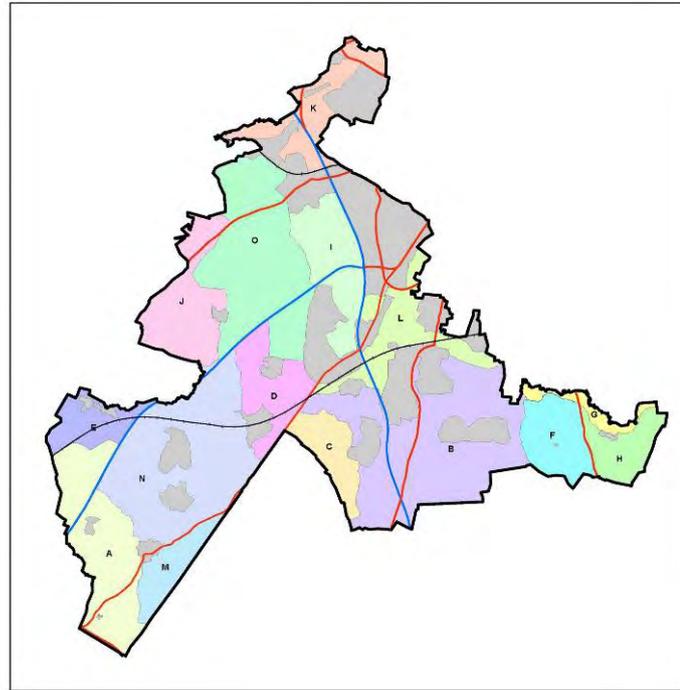
- Scattering of small villages with larger settlements of Kibworth and Fleckney to the north and Lutterworth to the south
- Contains Bruntingthorpe Airfield
- The M1 and the A426 run through the area
- Contains Magna Park Distribution Park to the west of Lutterworth

2.14 The Harborough District Local Plan, as Adopted in April 2001, contains saved Policy EV/3, which relates to 'Separation Areas'. These areas are designated to prevent coalescence of settlements (see Drawing 01). Within these areas, development that would 'adversely affect the predominantly open character of the land' or 'result in a reduction in the existing open land separating the settlements concerned' will not be permitted. Areas of land between Lutterworth, Bitteswell and Magna Park are covered by this designation. Policy 14 of the Harborough District Core Strategy sets out that this separation area will be maintained, with the boundaries being reviewed as part of the Allocations Development Plan Document (DPD). Furthermore Policy 16 proposes that a separation area between Broughton Astley and Sutton in the Elms should be defined as part of the Allocations DPD.

### ***Surrounding Authorities***

2.15 To the north and west of Broughton Astley, adjacent to the boundary of Harborough District, is Blaby District Council. Blaby District published a District Character Assessment, considering both landscape and settlement character, in May 2008. The Assessment covers the whole District and divides it into broad landscape character types and more detailed landscape character areas. The Character Assessment identifies seven Landscape Character Areas adjacent to the Harborough District boundary (see Figure 6 and Drawing 01), which are:

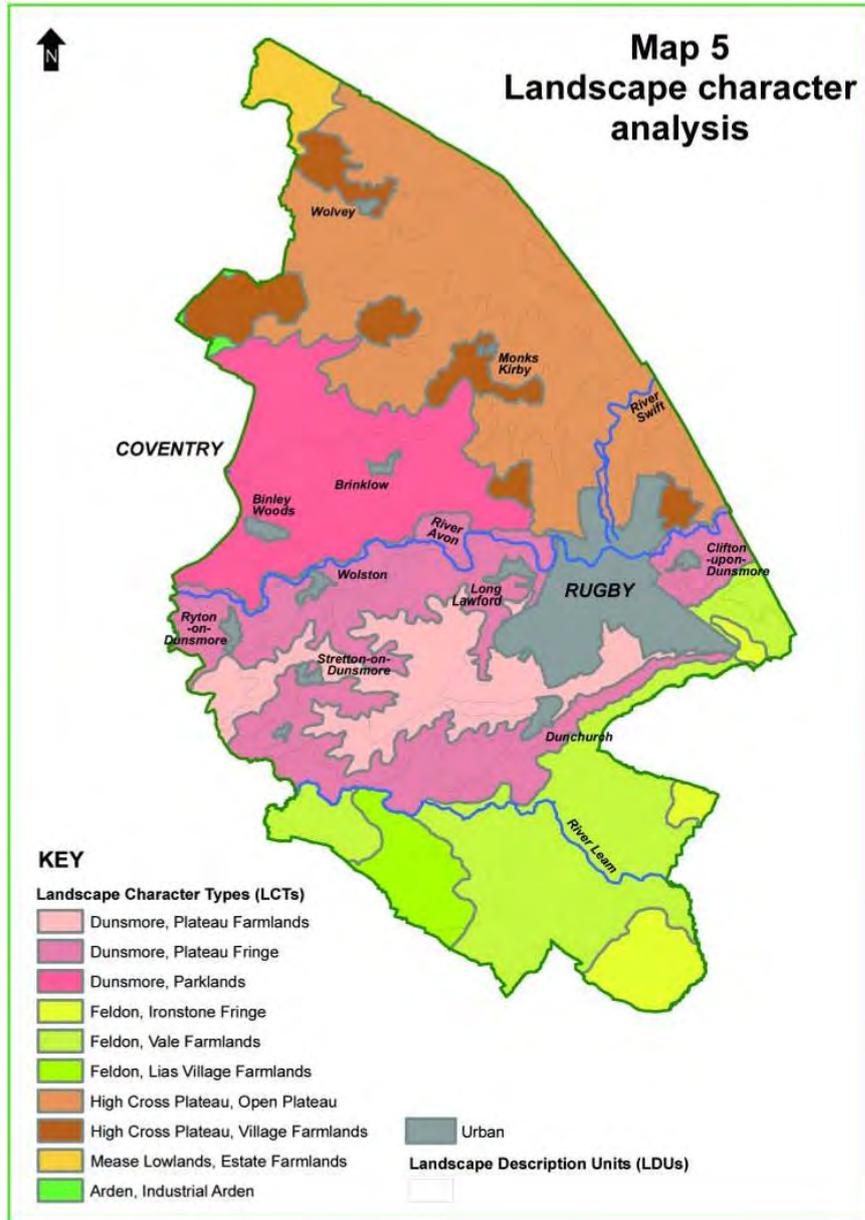
- Aston Flamville Wooded Farmland
- Soar Meadows
- Stoney Stanton Rolling Farmland
- Croft Hill
- Cosby Agricultural Parkland
- Blaby Countesthorpe and Whetstone Fringe
- Foston Open Farmland



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*Figure 6 – Blaby District Character Assessment*

2.16 To the south west of Lutterworth, adjacent to the boundary of Harborough District, is Rugby Borough Council. Warwickshire County Council prepared a Landscape Assessment of the Borough in April 2006. This identified 10 different Landscape Character Types across the Borough, which were grouped into four Landscape Character Areas. Of these, only the High Cross Plateau Landscape Character Area/Open Plateau Landscape Character Type is adjacent to Harborough District (see Figure 7 and Drawing 01).



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Figure 7 – Landscape Assessment of the Borough of Rugby

### 3 Landscape Character Assessment – Methodology

- 3.1 The methodology used is based on the national guidance found in 'Landscape Character Assessment – Guidance for England and Scotland' (2002) and the other associated Topic Papers. The precise approach was also determined to meet the requirements of Harborough District Council in the development of their Local Development Documents.

#### ***Project Administration***

- 3.2 The project was monitored throughout the contract period by officers within the LDF team at Harborough District Council. Monitoring included the use of the following:
- liaison by phone
  - work programme
  - correspondence - by letter and e-mail

#### ***Desk Based Stage***

- 3.3 The initial stage of the Landscape Character Assessment involved the assessment of the study area using the existing Harborough District Landscape Character Areas and Level 1 scale Landscape Description Units (LDUs). LDUs are distinct and relatively homogenous units of land, each defined by a series of definitive attributes, so called because they define the extent of each spatial unit. This is subdivision at a national/regional scale in accordance with the Joint Character Map of England combining both Landscape Character Regions and Natural Areas and is provided as a desk based analysis by the Countryside Agency as their National Typology. Level 1 LDUs provide a framework for analysis at a finer grain.

#### ***Field Survey***

- 3.4 The field survey provides the opportunity to undertake a number of key tasks, including:
- incorporating the visual/aesthetic/perceptual dimension
  - recording the condition of the landscape, including both the ecological and cultural aspects
  - identifying and refining Character Areas boundaries
  - assessing any particular qualities, and/or problems in areas of particular pressure or sensitivity
  - note distinctive features, local materials, plant species etc.
- 3.5 The survey form was developed and designed to ensure that a structured, consistent recording of information was possible. Character and condition information is collected in distinct sections, in a mixture of guided responses as well in sections of free text to provide greater opportunity for description. The study area was systematically appraised by a survey team, who considered the overall landscape character, before looking at the local character around the two settlements of Broughton Astley and Lutterworth. Field survey record sheets were used to record data. A sample of the two-page pro forma used is included as Appendix B. Additional notes and photographic records supplemented the use of forms. Both notes and photographs informed the process of drafting a description of and illustrating each character area in the final report.
- 3.6 Urban areas, as currently identified in the saved Policy HS/8 'Limits to Development', were not surveyed but the interface of these urban areas with rural areas has been considered. The field survey was carried out in October 2011, visiting all land identified within the study area boundary provided by Harborough District Council. The survey team consisted of a team of two Chartered Landscape Architects, who were responsible for drafting the text and defining the boundaries of each landscape character area surveyed. A moderation process was built in, to ensure consistency of appraisal across the study area.

#### ***The characterisation process***

- 3.7 Following on from the desk study and fieldwork coherent Landscape Character Areas were identified, against the wider LDU framework. For most people, landscape is strongly associated

with place and Character Areas can provide an appropriate vehicle for presenting countryside information to a public audience. In this study five Character Areas were identified to form the main units of the landscape in the vicinity of Lutterworth and Broughton Astley, subdividing the broader Upper Soar and Lutterworth Lowlands Character Areas identified in the previous District-wide study. Key characteristics and distinctive features of each sub area are reflected in the character areas statements in section 4.

### ***Boundaries***

- 3.8 It should be recognised that although the drawing of boundary lines on a plan is an inevitable part of the process, this does not always mean that landscape character is dramatically different to either side of each and every line. Landscape character can suddenly change, e.g. at the interface of an historic parkland, at the foot of a steep scarp slope or at a settlement edge, but often there is a more gradual transition. In such cases the boundary line marks more a watershed of character, where the balance of the defining elements has shifted from one landscape type to another.
- 3.9 It should also be appreciated when viewing the GIS version of the landscape character areas, that the lines are digitised against a 1:10,000 base and at a scale of accuracy of c.1:2,500. This level of detail can infer that a decision has been made about which side of a road a change in landscape character occurs or whether one particular house is included in an area or not. In practice a reasonable decision has been made on the basis of the available OS data, existing boundary information and the fieldwork data and survey sheets, but will be subject to change over time and cannot in every instance be regarded as definitive, but rather as indicative of a transition.

### ***Landscape Character Areas***

- 3.10 Landscape Character Areas have been defined using the survey data from the fieldwork. The Landscape Character Areas are identified on a series of maps both as hard copy plans and digitally using GIS (ArcView 10). The Landscape Character Areas are as follows (see Drawings 02 and 03):
- 6 Upper Soar - Broughton Astley Open Farmland
  - 7 Upper Soar - Broughton Astley Rolling Farmland
  - 8 Lutterworth Lowlands – Bitteswell Historic Farmland
  - 9 Lutterworth Lowlands – Magna Park Open Farmland
  - 10 Lutterworth Lowlands – River Swift Open Farmland
- 3.11 For each of the identified Landscape Character Areas, a brief description has been prepared and the key characteristics identified (see Section 4). These form the context the next stage of work, relating to Landscape Capacity, as described in Section 5.
- 3.12 As part of the description of the Character Areas, a 'Condition and Strength of Character Matrix' has been included. In order to assess the potential ability of a landscape to adapt to change without losing its intrinsic character, it is necessary to analyse the functional integrity or condition of the landscape and compare this with the strength of character as demonstrated by the more permanent or robust elements of the landscape. Landscape condition is determined from an evaluation of the relative state (poor/moderate/good) of elements within the landscape that are subject to change, such as survival of hedgerows, extent and impact of built development. Strength of character is determined from an evaluation of the impact of relatively stable factors, such as landform, pattern of land cover, the continuity of an historic pattern, the degree of visibility and its rarity.
- 3.13 Six factors were considered for condition and six different factors were considered for strength of character in relation to each area (see matrix for any area). Each factor was evaluated in the field, with a record made on the survey sheet against a three-point scale and entered in the matrix table. Values for the factors on each axis were then aggregated and a majority total applied.
- 3.14 The resulting intersection on the matrix derived the general strategy for each Landscape Character Area. For example where a landscape area is assessed overall as in good 'condition' but only moderate 'strength of character' the strategy will be to 'conserve and strengthen', see Figure 6

below. Once this primary strategy is established, an approximation of the sensitivity of the landscape can also be applied (see Drawings 04 and 05), based on the five colour codings from high to low sensitivity indicated below.

<b>Condition</b>	<b>Good</b>	<b>Strengthen and reinforce</b>	<b>Conserve and strengthen</b>	<b>Safeguard and manage</b>
	<b>Moderate</b>	<b>Improve and reinforce</b>	<b>Improve and conserve</b>	<b>Conserve and restore</b>
	<b>Poor</b>	<b>Reconstruct</b>	<b>Improve and restore</b>	<b>Restore condition to maintain character</b>
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of Character</b>		

Figure 6 - Landscape Strategy Matrix

	=	High Sensitivity
	=	Moderate / High Sensitivity
	=	Moderate Sensitivity
	=	Moderate / Low Sensitivity
	=	Low Sensitivity

## 4 Landscape Character Assessment – Lutterworth and Broughton Astley Landscape Character Areas

Landscape Character Areas are shown on Drawings 02 and 03.

### 4.1 Upper Soar - Broughton Astley Open Farmland

#### *Location*

This area is located in the north western corner of the District and wraps around the northern, western and south western edges of Broughton Astley.

#### *Key Characteristics*

- Gently sloping landform forming part of a broad valley
- Mixed farmland with arable, sheep and cattle grazing and horse paddocks
- Sparse and dispersed settlement pattern largely based around individual farm units
- Areas of ridge and furrow to grazing pasture within rectilinear enclosure landscape
- Localised areas of small scale, enclosed flood meadows along Broughton Astley Brook
- Hedgerows generally low and clipped with limited hedgerow trees
- Relatively open landscape with wide visibility from surrounding areas
- Localised areas of disturbance by built form, pylons and earthworks

#### *Distinctive Features*

- Broughton Astley Brook
- Broughton Astley Recreation Ground and pavilion
- Broughton Astley Cemetery
- Disturbed land south west of Sutton-in-the-Elms, associated with site of former golf driving range



*From cemetery, south of Broughton Astley, looking north east*

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3 Historic pattern*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4 Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5 Distinctiveness/rarity	<b>Frequent</b>	Unusual	Unique/rare
S6 Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character categories if tie	<b>1</b>	<b>5</b>	<b>0</b>
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	<b>Localised</b>	Insignificant
C2 Age Structure of Tree Cover*	Over mature	Mature or young	<b>Mixed</b>
C3 Extent of semi-natural habitat survival*	Relic	<b>Scattered</b>	Widespread/Linked
C4 Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5 Survival of cultural pattern (fields and hedges)	<b>Declining/Relic</b>	Interrupted	Intact
C6 Impact of built development*	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition categories if tie	<b>1</b>	<b>4</b>	<b>1</b>

<b>MATRIX</b>	<b>Condition</b>	<b>Good</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
		<b>Moderate</b>	Improve and reinforce	<b>Improve and conserve</b>	Conserve and restore
		<b>Poor</b>	Reconstruct	Improve and restore	Restore condition to maintain character
			<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
			<b>Strength of Character</b>		



Walton Lodge Farm north east of Sutton in the Elms

## 4.2 Upper Soar - Broughton Astley Rolling Farmland

### *Location*

This area is located around the south eastern fringe of Broughton Astley. The District boundary forms the north eastern extent of the LCA.

### *Key Characteristics*

- A series of prominent hills
- Mixed agricultural farmland, predominantly pastoral but with a proportion of arable
- Geometric pattern of small to medium sized fields
- Panoramic views afforded from higher ground
- Variable pattern of hedgerows with some left tall
- A number of springs issues becoming Brooks
- Localised areas of high recreational use adjacent to urban edge

### *Distinctive Features*

- Clump Hill
- Ridge and furrow south of Station Farm
- Allotment gardens on Dunton Road
- Stemborough Mill
- Dismantled Railway Line and strong belt of associated vegetation



*View from Clump Hill looking north west on the southern edge of Broughton Astley*

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	Apparent	Dominant/ <b>Prominent</b>
S2 Impact of landcover*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3 Historic pattern*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4 Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5 Distinctiveness/rarity	Frequent	<b>Unusual</b>	Unique/rare
S6 Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character categories if tie	<b>0</b>	<b>4</b>	<b>2</b>
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	<b>Localised</b>	Insignificant
C2 Age Structure of Tree Cover*	Over mature	<b>Mature</b> or young	Mixed
C3 Extent of semi-natural habitat survival*	Relic	Scattered	Widespread/ <b>Linked</b>
C4 Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5 Survival of cultural pattern (fields and hedges)	Declining/Relic	<b>Interrupted</b>	Intact
C6 Impact of built development*	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition categories if tie	<b>0</b>	<b>4</b>	<b>2</b>

**MATRIX**

Condition	<b>Good</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	<b>Moderate</b>	Improve and reinforce	<b>Improve and conserve</b>	Conserve and restore
	<b>Poor</b>	Reconstruct	Improve and restore	Restore condition to maintain character
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of Character</b>		



Public footpath from Clump Hill looking east



Approach to Station Farm I

### 4.3 Lutterworth Lowlands – Bitteswell Historic Farmland

#### *Location*

Lutterworth Lowlands – Bitteswell Historic Farmland is located to the north and east of Lutterworth and Bitteswell. It includes the area that separates the two settlements.

#### *Key Characteristics*

- Gently sloping landform in a series of distinctive valleys
- Predominantly pastoral farmland, grazed by sheep with some cattle
- Frequent ridge and furrow, particularly around Bitteswell
- Small to medium scale woodland blocks throughout area creating a treed appearance
- Hedgerows well maintained, medium to low, with hedgerow trees mainly ash and oak
- Numerous brooks and rivers, often originating from springs within the area
- M1 corridor and associated vegetation that mainly runs through area in cutting
- Cross valley views

#### *Distinctive Features*

- Bitteswell Brook
- Bitteswell Hall Park
- Area of parkland with varied tree species adjacent to The Lodge, Bitteswell
- Bitteswell Graveyard
- Thornborough Spinney
- Views of Bitteswell church
- Dismantled Railway Line



*From Brookfield Way, looking north towards Bitteswell Church*

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover*	Insignificant	Apparent	Dominant/ <b>Prominent</b>
S3 Historic pattern*	Insignificant	Apparent	Dominant/ <b>Prominent</b>
S4 Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5 Distinctiveness/rarity	Frequent	<b>Unusual</b>	Unique/rare
S6 Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character categories if tie	<b>0</b>	<b>3*</b>	<b>3**</b>
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	<b>Localised</b>	Insignificant
C2 Age Structure of Tree Cover*	Over mature	Mature or young	<b>Mixed</b>
C3 Extent of semi-natural habitat survival*	Relic	Scattered	Widespread/ <b>Linked</b>
C4 Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5 Survival of cultural pattern (fields and hedges)	Declining/Relic	Interrupted	<b>Intact</b>
C6 Impact of built development*	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition categories if tie	<b>0</b>	<b>3*</b>	<b>3**</b>

**MATRIX**

Condition	<b>Good</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	<b>Moderate</b>	Improve and reinforce	Improve and conserve	<b>Conserve and restore</b>
	<b>Poor</b>	Reconstruct	Improve and restore	Restore condition to maintain character
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of Character</b>		



*Ridge and Furrow north west of Bitteswell*

## 4.3 Lutterworth Lowlands – Magna Park Open Farmland

### *Location*

This area is located to the west of Lutterworth and Bitteswell. It includes Magna Park distribution park.

### *Key Characteristics*

- Significant visual influence of the large warehouse structures at Magna Park on the surrounding landscape
- Large scale, predominantly arable farmland
- Gently sloping broad valleys
- Limited historic pattern evident in the landscape
- Poor hedgerows and very limited hedgerow trees
- Prominent urban edge to Lutterworth on rising ground
- A5 road corridor

### *Distinctive Features*

- Magna Park
- Lutterworth Country Park
- Bitteswell Brook
- Fair Acres Travelling Showmen's Site



*From Brookfield Way, looking west towards Magna Park*

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover*	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3 Historic pattern*	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4 Tranquillity	<b>Discordant</b>	Moderate	Tranquil
S5 Distinctiveness/rarity	<b>Frequent</b>	Unusual	Unique/rare
S6 Visual unity	<b>Incoherent</b>	Coherent	Unified
<b>Totals</b> * Prime character categories if tie	<b>4</b>	<b>2</b>	<b>0</b>
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	<b>Widespread</b>	Localised	Insignificant
C2 Age Structure of Tree Cover*	Over mature	Mature or young	<b>Mixed</b>
C3 Extent of semi-natural habitat survival*	Relic	<b>Scattered</b>	Widespread/Linked
C4 Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5 Survival of cultural pattern (fields and hedges)	Declining/Relic	<b>Interrupted</b>	Intact
C6 Impact of built development*	<b>High</b>	Moderate	Low
<b>Totals</b> * Prime condition categories if tie	<b>2</b>	<b>3</b>	<b>1</b>

**MATRIX**

Condition	<b>Good</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	<b>Moderate</b>	<b>Improve and reinforce</b>	Improve and conserve	Conserve and restore
	<b>Poor</b>	Reconstruct	Improve and restore	Restore condition to maintain character
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of Character</b>		



Lutterworth Country Park



From Fair Acres towards A5

## 4.4 Lutterworth Lowlands – River Swift Open Farmland

### *Location*

This area is located to the south and south east of Lutterworth.

### *Key Characteristics*

- Gently sloping valley landform
- Heavily influenced by human activity, including sewage works, recycling centres, recreational uses
- The M1 corridor and its bridges have a significant influence on the area
- Predominantly arable farmland with some very large field units
- Pasture and flood meadows along the course of the River Swift
- Hedgerows are generally low and clipped
- Linear belts of tree cover to M1, dismantled railway, River Swift and within Lutterworth golf course

### *Distinctive Features*

- Junction 20 of M1
- Sir Frank Whittle memorial aeroplane on roundabout south of Lutterworth
- River Swift and associated flood meadows
- Lutterworth Golf Course
- Dismantled Railway Line



*From Moorbarns Lane, looking east towards Lutterworth Golf Course*

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform* S2 Impact of landcover* S3 Historic pattern* S4 Tranquillity S5 Distinctiveness/rarity S6 Visual unity	Insignificant Insignificant Insignificant <b>Discordant</b> <b>Frequent</b> Incoherent	<b>Apparent</b> Apparent <b>Apparent</b> Moderate Unusual <b>Coherent</b>	Dominant/Prominent Dominant/ <b>Prominent</b> Dominant/Prominent Tranquil Unique/rare Unified
<b>Totals</b> * Prime character categories if tie	<b>2</b>	<b>3</b>	<b>1</b>
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change C2 Age Structure of Tree Cover* C3 Extent of semi-natural habitat survival* C4 Management of semi-natural habitats C5 Survival of cultural pattern (fields and hedges) C6 Impact of built development*	<b>Widespread</b> Over mature Relic Poor <b>Declining/Relic</b> High	Localised Mature or young <b>Scattered</b> <b>Not obvious</b> Interrupted <b>Moderate</b>	Insignificant <b>Mixed</b> Widespread/Linked Good Intact Low
<b>Totals</b> * Prime condition categories if tie	<b>2</b>	<b>3</b>	<b>1</b>

**MATRIX**

Condition	<b>Good</b>	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	<b>Moderate</b>	Improve and reinforce	<b>Improve and conserve</b>	Conserve and restore
	<b>Poor</b>	Reconstruct	Improve and restore	Restore condition to maintain character
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of Character</b>		



From housing along Hill Drive looking south west



Near Swinford Road looking north

## 5 Landscape Sensitivity and Landscape Capacity

- 5.1 The methodology to assess the capacity of the landscape to accommodate development, while respecting its character, is based on the guidance in Topic Paper 6 – ‘Techniques and criteria for judging capacity and sensitivity’. This paper forms part of the Countryside Agency and Scottish Heritage ‘Landscape Character Assessment Guidance for England and Scotland’. Topic Paper 6 also reflects the thinking in the publication, ‘Guidelines for Landscape and Visual Impact Assessment’ 2002.
- 5.2 The methodology developed for this study adopts the following premise that:  
*“existing landscape features + visual sensitivity = Overall Landscape Sensitivity”*
- 5.3 A number of criteria have been selected to identify both existing landscape features and visual sensitivities. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the rural landscape around Leicester.
- 5.4 The criteria were grouped into primary factors (representing features that are more permanent in the landscape, such as landform) and secondary factors (representing features that are of a more temporary or transient nature).
- 5.5 The following criteria have been selected to reflect existing landscape features:
- slope analysis (primary)
  - vegetation enclosure (primary)
  - the complexity and scale of the landscape (secondary)
  - the condition of the landscape (secondary)
- 5.6 The following criteria have been selected to reflect visual sensitivity:
- openness to public view (secondary)
  - openness to private views (secondary)
  - relationship with existing urban built form (primary)
  - prevention of coalescence (primary)
  - scope to mitigate the development (primary)
- 5.7 It is recognised that Topic Paper 6 makes reference to a wider range of factors within what is termed Landscape Character Sensitivity. However, in the context of this assessment it is assumed that these topics are covered elsewhere by the District Council e.g. nature conservation and cultural heritage features. It is considered that for the purpose of this assessment the main relevant existing landscape and visual factors are addressed in the above categories.
- 5.8 The Overall Landscape Sensitivity provides an evaluation of the sensitivity of a land parcel in broad strategic terms. In order to assess the Overall Landscape Capacity of a land parcel, landscape value was added to the equation, as follows.  
*“Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity”*
- 5.9 In the absence of any specific stakeholder consultation, previous studies have taken into account the Area of Particularly Attractive Countryside (Policy EV/4 - now deleted) and Green Wedges (Policy EV/2) in the assessment of landscape value. However, given that neither of these policies apply in the vicinity of Lutterworth or Broughton Astley, they are not relevant in this study. Separation Areas (Policy EV/3) have not been included in the assessment as a measure of landscape value as this designation is primarily intended to prevent coalescence of settlements, which is reflected separately in the coalescence criteria.
- 5.10 To effectively assess the landscape capacity of a site, an assumption is made as to the form that the potential development will take. For the purposes of this study it is assumed that development will include in the main 2-3 storey residential development. Employment areas will comprise 2-3

storey buildings. It is not anticipated that there will be any taller structures in the assessment unless otherwise stated in the detailed Land Parcel Sheets.

5.11 Each site was assessed against the criteria noted above, using a 5-point scale from A to E (guided by a definitions/descriptions that have been devised for this particular study to reflect local characteristics). These definitions are contained in Table A below.

5.12 The criteria were then scored, with 5 points being awarded to A's (the most suitable for development) and 1 point to E's (the least suitable for development). The scores were totalled for each Land Parcel to provide both a Landscape Sensitivity Profile and a Landscape Capacity Profile. Parcels with an overall higher score are considered to be relatively less sensitive to change and to also have a relatively higher capacity. The total score is then allocated an Overall Capacity value by using the following range. The bandings between categories have been defined based on the range of scores achieved in the study area for Lutterworth and Broughton Astley and thereby to provide a measure of relative capacity around these two particular settlements. (NB. The range of scores is different from those in the previous Market Harborough and the Leicester Principal Urban Area studies. For this reason the capacity maps for Broughton Astley and Lutterworth should not be directly compared with those for Market Harborough and the Leicester Principal Urban Area).

24 – 26 = Low Landscape Capacity

27 – 29 = Medium Low Landscape Capacity

30 – 33 = Medium Landscape Capacity

34 – 36 = Medium High Landscape Capacity

37 – 39 = High Landscape Capacity

5.13 It should be emphasized that no absolute conclusion should be drawn from the numerical totals. The influence of individual criteria in a given Land Parcel and in the context of the wider Landscape Character should also be given due consideration. There may be individual criteria, particularly where they are primary criteria and in the 'E' category, where it is possible that development may be incompatible unless it can be effectively mitigated. It is also important that the overall spread and balance of the profiles is fully considered rather than just the total Landscape Capacity value. In other words, each proposal will still need to be considered on its merits. To aid these considerations a commentary of the key points has been provided for each land parcel.

5.14 A general commentary is provided for each land parcel based on the key characteristics and distinctive features. This is followed by a statement on the suitability for development and overall capacity. For parcels that have medium, medium-high or high capacity for development a future description of mitigation measures is provided to guide the principles for development.

**Table A**

Criteria group	Criteria	Measurement of criteria	Comments
<b>Existing Landscape Features</b>	Slope analysis	A= Plateau/gently undulating B= Rolling /undulating landform providing some enclosure C= Tributary valleys/lower valley slopes/gentle side slopes D= Elevated landforms, plateau edge, ridges E= Prominent steep slopes on valley sides	
	Enclosure by vegetation	A= Enclosed by mature vegetation – extensive treebelts/woodland B= Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows/ hedgerows with hedgerow trees C= Fragmented vegetation - scattered small woodlands, fragmented shelterbelts and/or clipped hedgerows D= Limited/poor hedges (with no trees) and/or isolated copses E= Largely open with minimal vegetation	
	Complexity/ Scale	A= Extensive simple landscape with single land uses B= Large scale landscape with limited land use and variety C= Large or medium scale landscape with variations in pattern, texture and scale D= Small or medium scale landscape with a variety in pattern, texture and scale E= Intimate and organic landscape with a richness in pattern, texture and scale	
	Landscape Character Quality/ Condition	A= Area of weak character in a poor condition B= Area of weak character in a moderate condition or of a moderate character in a poor condition C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition D= Area of moderate character in a good condition or of a strong character in a moderate condition E= Area of strong character in a good condition	The condition of the landscape partially reflects the active management of the landscape for agriculture, amenity uses or nature conservation.

Criteria group	Criteria	Measurement of criteria	Comments
<b>Visual Factors</b>	Openness to public view	<p>A= Site is well contained from public views</p> <p>B= Site is generally well contained from public views</p> <p>C= Site is partially contained from public views</p> <p>D= Site is moderately open to public views</p> <p>E= Site is very open to public views</p>	<p>Public views will include views from Roads, Rights of Way and public open space. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. Score will depend on the extent of the visibility from all the site perimeters and the rights of way through site.</p>
	Openness to private view	<p>A= Site is well contained from private views</p> <p>B= Site is generally well contained from private views</p> <p>C= Site is partially contained from private views</p> <p>D= Site is moderately open to private views</p> <p>E= Site is very open to private views</p>	<p>This relates to private views from residential properties. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. The score will depend on the extent of visibility from all the site perimeters and the number of properties with views.</p>
	Relationship with existing urban built form	<p>A= Location where built development will form a natural extension of an adjacent part of urban fabric</p> <p>B= Location where built development will form some close associations with the existing parts of urban fabric</p> <p>C= Location where built development will form some moderate associations with existing urban fabric</p> <p>D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles</p> <p>E= Location where development will be isolated from and not form any relationship with existing urban fabric</p>	

Criteria group	Criteria	Measurement of criteria	Comments
	Prevention of coalescence	<p>A= Development would not compromise any separation</p> <p>B= Development would have slight impact on separation</p> <p>C= Development would have moderate impact on separation</p> <p>D= Development would significantly compromise separation</p> <p>E= Development would cause complete coalescence</p>	
<b>Potential Landscape Features</b>	Scope to mitigate the development	<p>A= Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern</p> <p>B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern</p> <p>C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern</p> <p>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p>	This is an assessment based on landscape character, aesthetic factors - scale, enclosure, pattern, movement – overall visibility of site and consideration of existing viewpoints
<b>Landscape Value</b>	Local Landscape Designations	<p>A= Location where built development will have no impact</p> <p>B= Location where built development will have slight impact</p> <p>C= Location where built development will have moderate impact</p> <p>D= Location where built development is adjacent to designated area, and /or will have high impact</p> <p>E= Location fully within a designated area of landscape value</p>	This criteria is used as a proxy for Landscape Value in the absence of specific stakeholder consultation, and includes consideration of local landscape designations (Areas of Particularly Attractive Countryside, Green Wedges)

## Upper Soar Landscape Character Area

### Key Characteristics

- Large wide river basin with high ridges
- Forms a small part of larger character area
- Lack of woodland
- Predominantly pasture
- Visible influences from outside character areas
- Urban influence apparent in particular around Broughton Astley

### General Description

The Upper Soar is a large character area, which stretches beyond Harborough District with only its easternmost edge falling within the District. Overall, the character is an open, elongated basin serving the River Soar with ridges to the perimeter of the character area looking in on a rolling valley. The characteristics of this eastern edge area are less distinct than those of the character area as a whole. The area is a mix of pasture and arable agriculture with a series of urban settlements set within a tight network of connecting roads. There are few woodland areas with hedgerows acting as the dominant vegetated elements of the area.

### Topography

The eastern side of the Upper Soar character area is on the edge of the elongated basin rising up to 130m beside the Lutterworth Lowlands. The high ridge profile of the character area provides generally open outward views across the rest of the Upper Soar area to the west with more enclosed local views found within the lowlands areas.

### Geology

The main geology grouping of Upper Soar is Triassic Mudstones, Permian and Triassic.

### Vegetation

The wider Upper Soar area has very little established woodland, with no significant woodland within this eastern area. Mature, densely planted boundaries which screen Magna Park Distribution Park represent the most dominant vegetation of the area. The established but declining hedgerows divide the medium to large sized agricultural fields. The hedgerows are generally well maintained and tend to include thorn, field maple and elm trees. There are scattered hedgerow trees and formations of copses, usually found closer to settlements with the most common tree types being oak and ash.

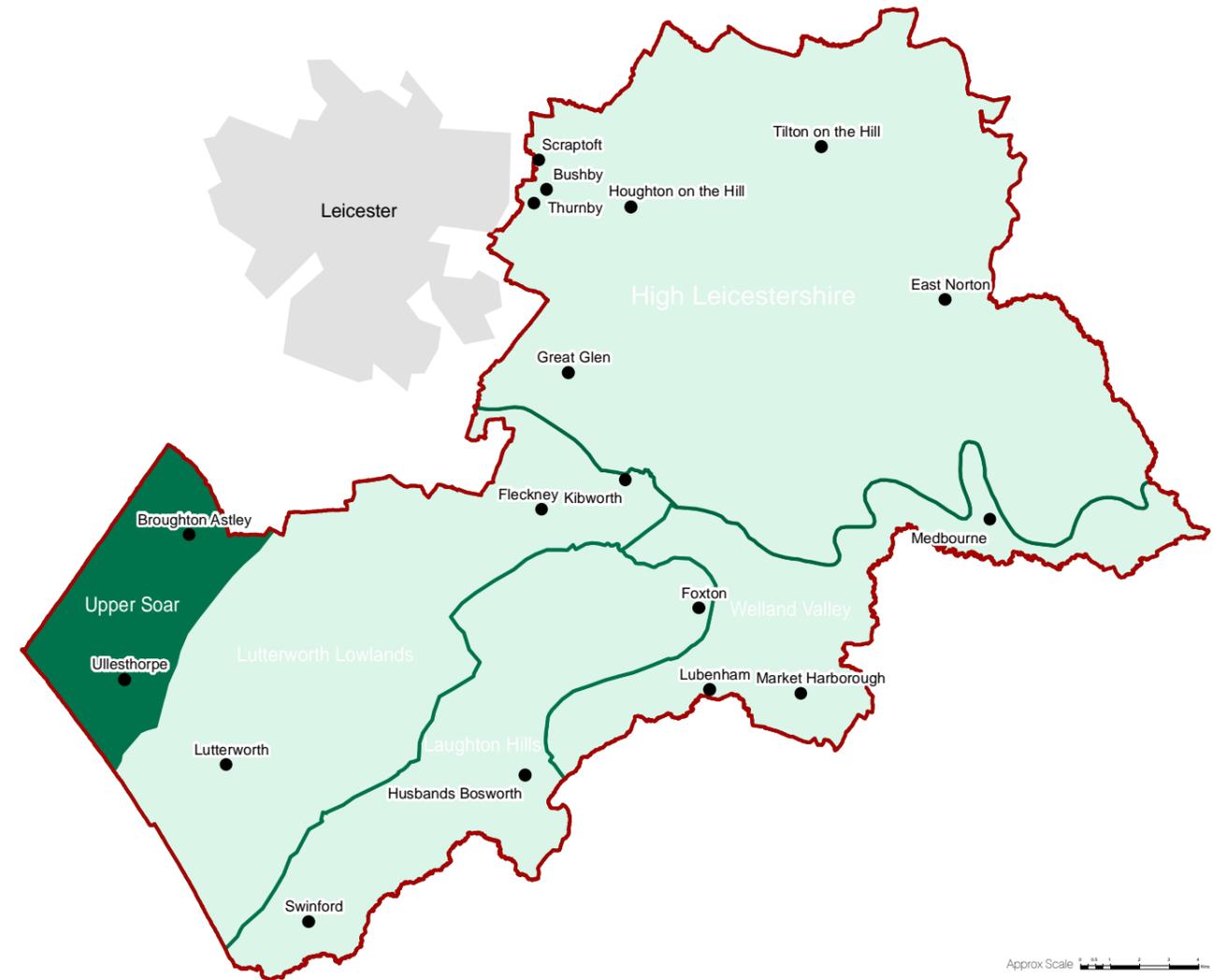
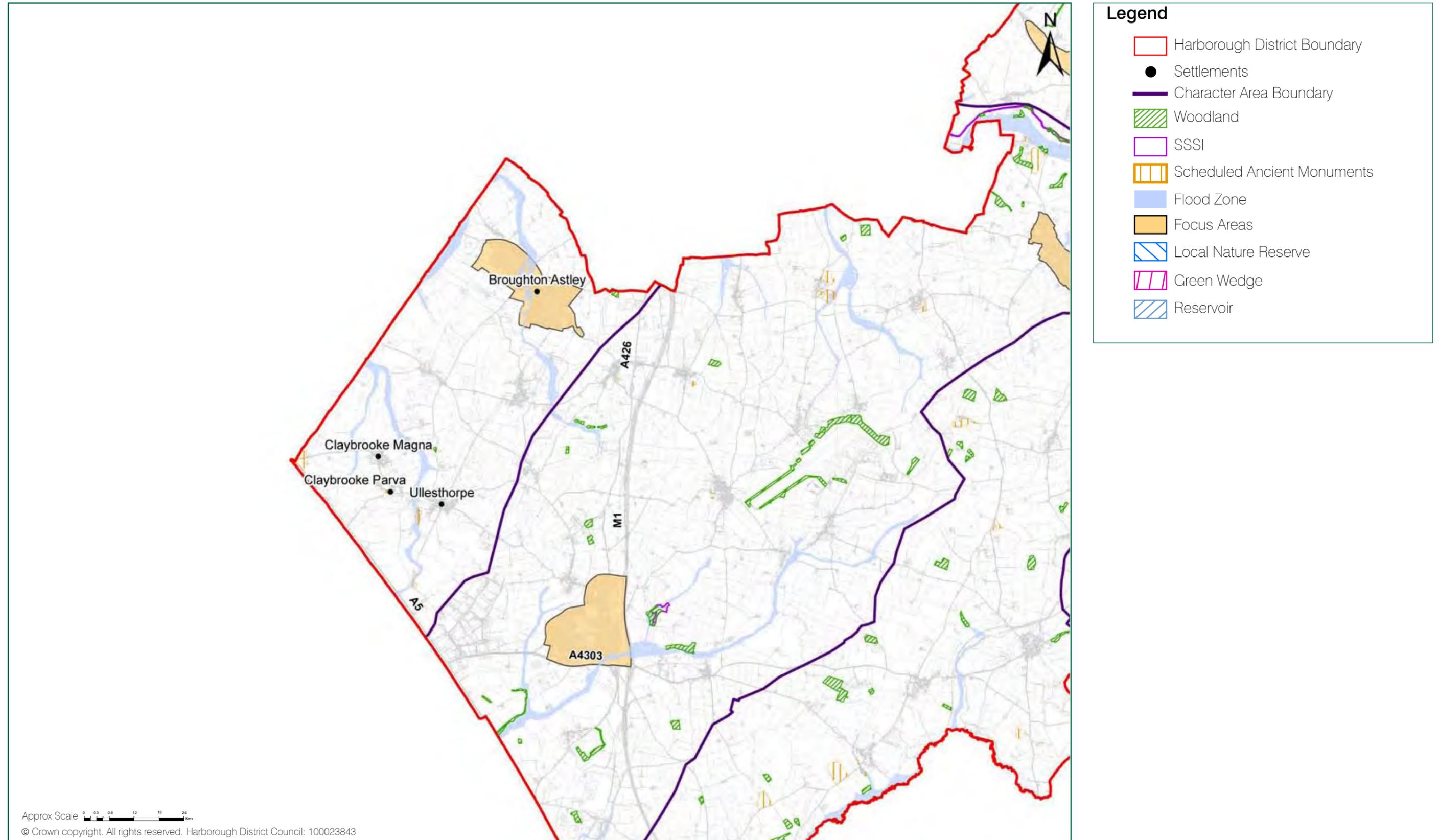


Figure 1.8: - Upper Soar- Landscape Character Plan



**Ecology**

There are no SSSIs in this area and, with the area being fairly developed and intensively farmed, the River Soar itself is likely to be the main ecological feature.

Otters have been seen on the upper tributaries of the Soar in recent years and it is likely that the river corridor supports a number of other notable/protected species such as water vole, white clawed crayfish, birds, bats, reptiles and amphibians. The farmland areas in this region are likely to support protected/notable species such as badger, brown hare and ground nesting birds. In addition other birds/small mammals and reptiles are also likely to make use of hedgerows.

**Land Use**

The eastern part of the Upper Soar is on the edge of a basin which supports predominantly pasture. The area is adjacent to a number of large storage units centred on Magna Park which are associated with the major road network in the area. These structures and associated planting along their boundaries, contribute significantly to the land use of the eastern section of the Upper Soar character area. In addition there is a high concentration of settlements in the area which is crossed by a network of connecting road infrastructure.

**Urban Influence/Settlement pattern**

The Upper Soar is an area of well established relatively large villages. Broughton Astley to the north is the largest and most dominant of the urban



The M1 motorway exerts an influence from the adjacent Character Area

centres and has expanded in recent years, mainly through piecemeal residential developments, around its periphery. Ullesthorpe to the south is the other significant settlement within the character area which has also grown recently.

Magna Park represents a significant area of warehouse and storage units set within the adjacent Lutterworth Lowlands character area but due to the topography is more visible from the Upper Soar. The large scale warehouse units are surrounded by heavily planted boundaries that part screen them from the surrounding boundaries.

There is a relatively high density of roads connecting the settlements within the Upper Soar. The A5 along the southern character boundary follows the Watling Street Roman road and runs north west to south east connecting with Magna Park, Lutterworth and the M1. The M1 is well screened from the Upper Soar although noise from the road is apparent in the more northern areas.

**Heritage**

The western and southern boundaries of this character area are roads located on the former lines of Roman Roads. To the west is the Fosse Way, which originally ran from Exeter in the south northwards to south Lincolnshire. To the south is the A5, which lies on the former Watling Street. At the convergence of the Fosse Way and Watling Street at the south west of the character area is the Scheduled site at High Cross which was the site of a Roman Settlement. There is little other evidence of Roman occupation and utilisation of the area.

There are two Scheduled moated sites near to Ullesthorpe and are likely to be related to the shrinking of the nearby village of Ullesthorpe and Claybrooke Parva. They represent the remains of what would have been prestigious residences with the provision of a moat as a status symbol. Their presence, near to the remains of a former medieval settlement, provides information about use of the landscape and wealth of the area during this period.

There are a number of larger villages within the character area, the largest two being Broughton Astley and Ullesthorpe. Broughton Astley was mentioned in the Domesday and referred to as Broctone. Broughton Astley expanded in the 1800s due to the industry of machine knitting and hosiery aided by the railway which ran through the village from Leicester onto Rugby in the late 19th century. This railway was later abandoned as were others in the area in the 1960s. During the same time the town's modern residential housing developments were undertaken. This pattern of residential housing estates has continued into the present day.



**Capacity: Medium**

The rural character of the Upper Soar has already been encroached upon by the urban character of its settlements. The rural character which remains undisturbed requires protection and has low capacity to accommodate change. Conversely, areas in particular around Broughton Astley, have medium levels of capacity to accommodate new residential development.

Overall, the Upper Soar represents a relatively developed landscape with the capacity to accommodate further change. Broughton Astley to the north offers the most potential for expansion. The other villages of the Upper Soar do have some capacity for residential development but on a much smaller individual site scale.

**Key Issues**

- The wide, open landscape which lacks large scale woodland cover is vulnerable to the adverse visual impacts of development. Appropriate mitigation measures as part of the design process would be important to the successful integration of new development into the landscape.
- Rural landscape characteristics are affected by increasing urban influences towards the north of the character area closer to the urban fringe of Leicester. Development pressures may impact on landscape character and appropriate design and mitigation measures are key.
- Care should be taken to conserve remaining landscape features and elements which otherwise could be lost to inappropriate development.

## Lutterworth Lowlands Landscape Character Area

### Key Characteristics

- Open and relatively flat, to gently rolling area
- Lack of large woodland areas
- Farming is predominantly grazing
- Scattering of small villages with larger settlements of Kibworth and Fleckney to the north and Lutterworth to the south
- Contains Bruntingthorpe Airfield
- The M1 and the A426 run through the area
- Contains Magna Park Distribution Park to the west of Lutterworth

### General Description

The Lutterworth Lowlands is an area of predominantly open, gently rolling pasture. Regular, medium sized fields are divided by mature hedgerows that appear to be declining in extent in places. There is little woodland of any significant size within the character area and where it does feature, it appears to be concentrated around the parkland estates towards the north of the area. The area is characterised by open views across the flatter expanses of the area. Lutterworth, in the south of the area, is the area's main town with the expanding villages of Fleckney and Kibworth towards the north east of the area.

### Topography

Overall, the topography of the Lutterworth Lowlands is flat to gently undulating. The only areas of significant incline are along the River Swift to the south of Lutterworth. The River Avon forms the southern boundary to the character area further to the south of Lutterworth. The gently rolling lie of the land undulates between 105 metres AOD along the river valleys to over 135 metres AOD at various high points through the region. While the gently undulating nature of the land presents an open landscape, the views over this area are not particularly distant.

### Geology

The main geology grouping of the Lutterworth Lowlands is Jurassic Middle Lias.

### Vegetation

Generally, the Lutterworth Lowlands character area lacks significant tree cover with only a scattering of small woodlands across the District. The parkland areas in the north tend to have localised denser tree cover and some wider woodland coverage associated with them, in particular Wistow in the north east and around Misterton and Cotesbach in the south. The predominant tree species in the area are oak and ash.

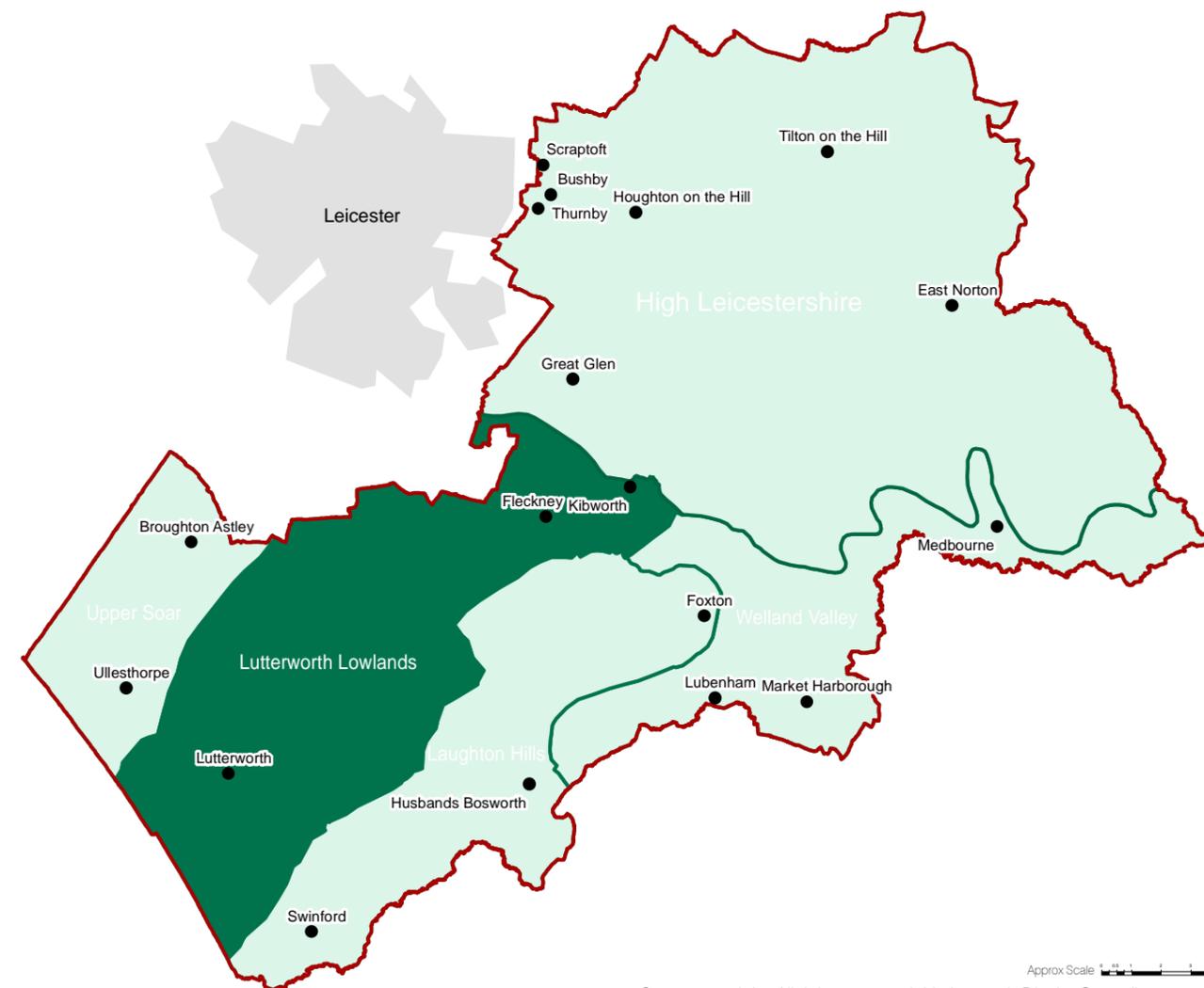
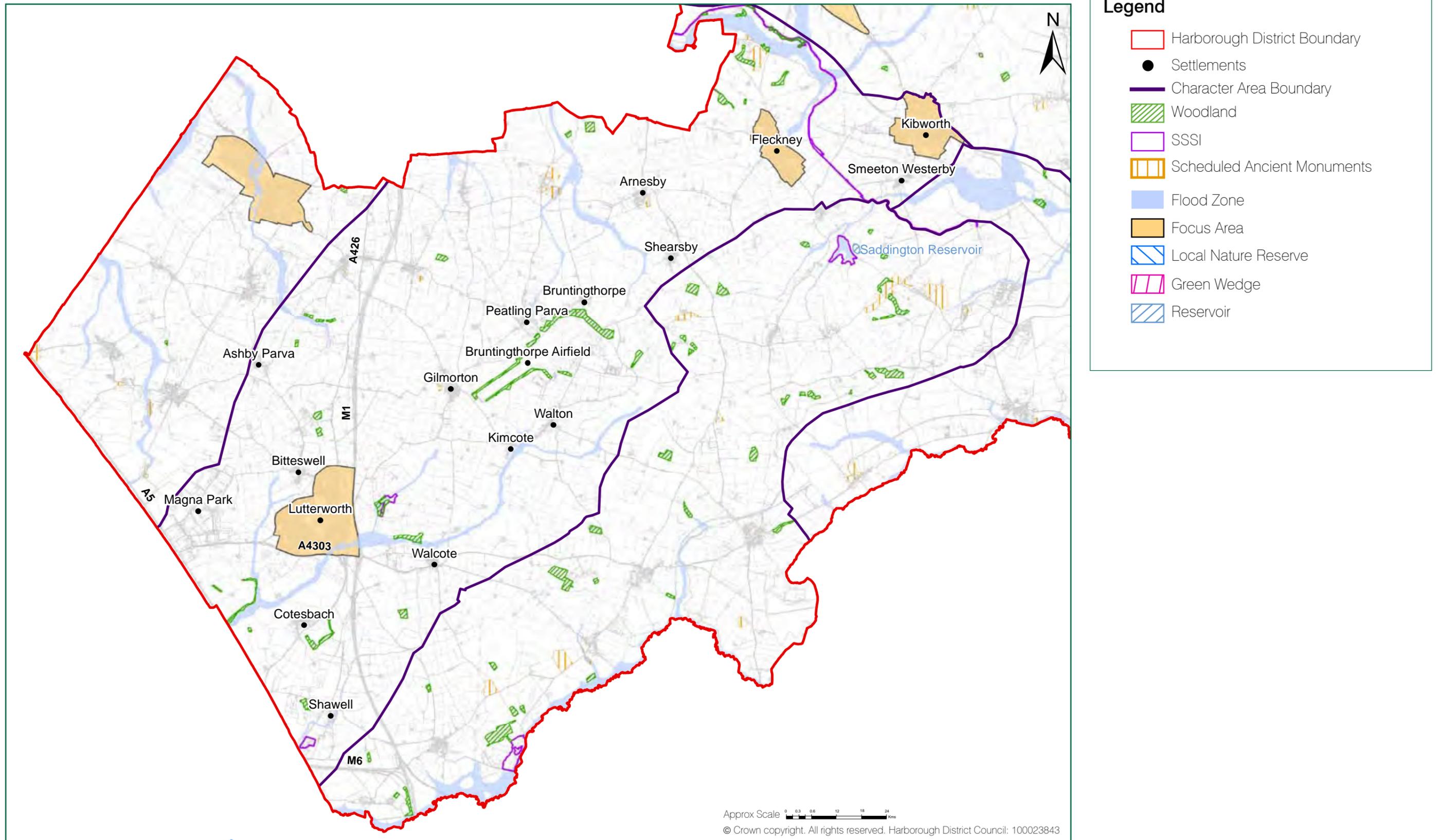


Figure 1.9: - Lutterworth Lowlands- Landscape Character Plan





Looking north along the M1

Other areas of significant vegetation are around the Bruntingthorpe Airfield which has densely planted boundaries giving a locally wooded feel which serves to screen views. Locally visually significant vegetation also runs along dismantled railway lines to the south of Lutterworth and to the west of the M1 giving the impression of well wooded corridors through the character area. There are groupings of vegetation along the tributary streams of the Swift and the Soar. The hedgerows of the Lutterworth Lowlands are mature and well established, yet appear to be in decline due to a lack of ongoing management. Occasional hedgerow trees frequent the field boundaries and there are isolated instances of spinneys and copses in the area.

**Ecology**

The three SSSIs present in this area all support wetland habitats.

Cave's Inn Pits SSSI in the south of the area is one of the best remaining areas of neutral marsh in Leicestershire, while Misterton Marshes SSSI is one of the largest remaining blocks of unimproved wetland habitat in Leicestershire.

The Kilby-Foxton Canal SSSI which runs through the north-eastern part of this area supports a well developed and diverse assemblage of plants including a range of pondweeds as well as swamp, tall fen and emergent communities. A significant roost of Daubenton's bats is also present in one of the canal tunnels in this area. This watercourse is likely to support a range of bird species as well as small mammals possibly including water vole.

White clawed crayfish are known to be present in watercourses in this area, while other protected/notable fauna such as water vole, otter, badger, bats, notable bird species, reptiles and amphibians are also likely to be present.

**Land Use**

The Lutterworth Lowlands is predominantly an area of rural farmland split into two catchment areas. The southern half of the area's rivers and streams are tributaries which serve the River Swift and those in the northern section serve the River Soar. Farming is mixed but mainly pasture, with post enclosure farms scattered across the area. The Lutterworth Lowlands serves a mix of settlements ranging from small villages to an established town at Lutterworth. The Bruntingthorpe Airfield is of local importance although well concealed in the landscape. Magna Park, a 124.8 hectare Distribution Park is located to the west of Lutterworth.

**Urban Influence/ Settlement Pattern**

There is an even spread of established villages and farms throughout the area with two larger villages in the north, Kibworth and Fleckney, and the town of Lutterworth to the south. Lutterworth is the urban centre of the area, and has expanded in recent years mainly through piecemeal residential developments. The traditional church spires/ towers of the region are evident in the more traditional villages around the airfield. The villages have also seen a mix of newer modern residential developments predominantly on their peripheries.

The M1 motorway runs north to south parallel with the A426 and divides the character area towards the west, passing Lutterworth. The motorway acts as a significant barrier across the landscape in visual, noise and connectivity terms. A series of bridges along the M1 and A426 connect the otherwise separated segments and provide continued links along the A4303/A4304 towards Market Harborough and other local routes. A network of minor roads runs through the Lutterworth Lowlands connecting the larger settlements with the spread of villages and farms scattered across the area. Traffic noise generated by the larger roads is locally intrusive.

Other significant developments within the area include Magna Park Distribution Park; a locally visually prominent warehousing and distribution centre to the west of Lutterworth, along the A5. The current layout is relatively successfully screened by woodland planting around the boundary. To the north east around Dunton Bassett sand and gravel extraction occurs in the generally open and flat landscape. There is also a large quarry near Shawell.

**Heritage**

There are a number of villages in this character area and three larger settlements comprising Kibworth, Fleckney and Lutterworth. There are a number of Scheduled sites in this area which are related to moated sites. These sites indicate wealthy residences of the 13th and 14th centuries and are often attached to the edges of settlement or former settlements. The pattern of isolated scattered farmsteads located within large areas of open landscape is a particular pattern of this character area and is in contrast to those farmsteads which cling to the edges of settlements in the east of Harborough District.

Lutterworth itself is thought to be of Saxon origin being a favourable settlement due to its proximity to the River Swift. In the 1200s it was granted a charter to have a market and it is from this trade and market origins that Lutterworth has developed. Its prosperity as a town developed further as it provided an ideal



Roundabout on the edge of Lutterworth



stopping point on the way to Oxford and London. The Great Central Railway was relatively late in coming to the town by 1899, and so the town missed out on earlier industrial prosperity, in particular Victorian development. However, it did undertake some textile weaving and hosiery manufacture.

Bruntingthorpe Airfield was constructed in the 1940s and originally used as a satellite to North Luffenham. It was used briefly by Frank Whittle who developed the jet engine but the site was handed over to the United States Air Force in the 1950s. In the early 1960's, the M1 was constructed which runs north/south through the character area. More recent development has taken place in the town of Kibworth, Fleckney and Lutterworth as well as a large distribution estate known as Magna Park which is located to the west of Lutterworth and the M1.

### Capacity: Medium to High

The Lutterworth Lowlands character area represents a changing landscape with many recent developments around the fringes of existing settlements. Expansion due to new development areas may mean that the area is under threat of losing some of its rural characteristics. The area has some limited capacity to accommodate localised development in particular around the larger settlements but the more rural parts of the area towards the north would not be appropriate, nor would the farmland south of Bruntingthorpe Airfield.

The Lutterworth Lowlands character area has the capacity to accommodate further residential development. Lutterworth, Fleckney and Kibworth in particular have the capacity and infrastructure in place to allow for further development, within and adjacent to their current urban envelopes. The smaller villages of the area have much lower capacity and would need to be considered on a case by case basis.

### Key Issues

- Given the degree of change already experienced in the landscape character area further development proposals should be carefully assessed to avoid additional adverse or irreversible change to the remaining landscape character.
- Landscape character is relatively open, with a lack of enclosing landscape elements, such as mature woodlands and hedgerows. Any new development should take account of longer distance visual impacts on the landscape setting.
- There is a general lack of vegetation cover across the character area where both mature woodlands and hedgerows have been previously lost. Remaining vegetation cover therefore needs adequate protection against detrimental impacts and supplementary planting where opportunities arise.
- The northern part of the landscape character area contains existing larger settlements such as Kibworth and Fleckney, which may be able to accommodate development within their natural landscape envelopes, as long as care is taken to minimise impacts on the immediate landscape setting.
- Elsewhere, the southern parts of the landscape character area contain fewer and smaller settlements, with the exception of Lutterworth. Any development, even small scale should preserve remaining landscape features and mitigate against adverse impacts in the wider landscape.



Magna Park viewed from southern edge of Lutterworth



APPENDIX B			
Lutterworth and Broughton Astley LCA		FIELD SURVEY RECORD	
		SHEET No.	Page 1 of 2
<b>Date :</b>		<b>Surveyors' Name/s :</b>	
<b>Location :</b> <b>Landscape Character Area :</b> <b>Conditions :</b>		<b>National Typology Code:</b> <b>LDU Nos:</b>	
STRENGTH OF CHARACTER			
LANDFORM (S1)		dominant prominent apparent (widespread/localised) insignificant	
<b>Description:</b> flat gently undulating strongly undulating steep broad valley narrow valley plain plateau upland sloping		<b>Hydrology:</b> river stream ponds lakes reservoir wetlands other	
		<b>Degree of slope:</b>	<b>Altitude :</b>
LANDCOVER (S2)		dominant prominent apparent (widespread/localised) insignificant	
<b>Description:</b> open farmland treed farmland wooded farmland parkland woodland grassland / common open water or wetlands		<b>Primary land use:</b> ommercial / industrial farmland:arable/pastoral/mixed forestry:broadleaf/conifer/mixed common or green: grassed/treed nursery / allotments / orchard recreation or amenity:type reservoir disturbed : type	
<b>Associated features:</b> e.g. glasshouses/ marina.		<b>Secondary land use</b> (select from above)	
<b>Woodland cover:</b> extensive interlocking linear discrete fragmented	<b>Species:</b>	<b>Field boundaries (in order of prominence):</b> hedgerow (with/without trees) tree rows hedgebank fence wall/wet ditch other  (high/medium/low)	<b>Species:</b>
HISTORICAL PATTERN (S3)		dominant prominent apparent (widespread/localised) insignificant	
<b>Description:</b> organic planned unenclosed			
<b>Field pattern:</b> geometric (ordered) regular (rectilinear) subregular (interlocking – curved boundaries) irregular (organic, winding lanes) discontinuous (no discernable pattern)		<b>Transport pattern:</b> motorway A road B road track / lane canal railway  straight winding sinuous sunken	
<b>Field size:</b> 1- small < 2ha 2- small/medium 3- medium/large 4- large > 8ha		<b>Settlement:</b> Form: village / hamlet / isolated house or farm/ other Building style: vernacular / non-vernacular Age: Tudor/Stuart/Georgian/ Victorian/Edwardian/20thC Materials: walls and roof	
<b>Verges:</b> absent variable uniform wide / medium / narrow ditched		<b>Country houses:</b> Age: Tudor/Stuart/Georgian/Victorian/Edwardian 20thC Materials:	
<b>Other built features (function, age and materials):</b>			
<b>Other comments e.g. cultural features</b>			
VISUAL AND SENSORY PERCEPTION			
<b>Views of area from outside:</b> widely visible locally visible concealed		<b>Sense of enclosure:</b> confined contained open exposed	
<b>Tranquility (S4):</b> tranquil/distant/discordant Source: Level and constancy::		<b>Rarity (S5):</b> unique rare unusual Frequent	

**CONDITION**

**HISTORICAL INTEGRITY**

<b>Extent and type of landcover change (C1):</b> pasture to arable change in extent of woodland/tree cover on farmland loss of field boundaries parkland to farmland minerals other	widespread localised insignificant	<b>Age structure of tree cover (C2):</b> over mature mature/young mixed	<b>Survival of cultural pattern (C5):</b> intact and well managed intact but poorly managed interrupted ( gen. intact but locally interrupted) declining (boundaries poorly managed) relic
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**Notes:**

**ECOLOGICAL INTEGRITY**

<b>Extent of habitat/corridor survival (C3):</b> Widespread Linked Scattered relic	<b>Management of habitats (C4):</b> Good Not obvious Poor
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**Notes:**

**VISUAL IMPACT**

<b>Impact of built development (C6):</b> Urban/Transport corridor/rural housing/ utilities/structures/other	high moderate low	<b>Visual Unity (S6):</b> Unified Coherent Incoherent	high moderate low
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**Notes:**

**Boundary notes:**

**CHARACTER SUMMARY**

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform* S2 Impact of landcover* S3 Historic pattern* S4 Tranquillity S5 Distinctiveness/rarity S6 Visual unity	Insignificant Insignificant Discordant Frequent Incoherent	Apparent Apparent Apparent Moderate Unusual Coherent	Dominant/Prominent Dominant/Prominent Dominant/Prominent Tranquil Unique/rare Unified

**Totals** \* Prime character categories if tie

**CONDITION**

	POOR	MODERATE	GOOD
C1 Landcover Change C2 Age Structure of Tree Cover* C3 Extent of semi-natural habitat survival* C4 Management of semi-natural habitats C5 Survival of cultural pattern (fields and hedges) C6 Impact of built development*	Widespread Overmature Relic Poor Declining/Relic High	Localised Mature or young Scattered Not obvious Interrupted Moderate	Insignificant Mixed Widespread/Linked Good Intact Low

**Totals** \* Prime condition categories if tie

<b>MATRIX</b>   <p style="text-align: center;"><b>Condition</b></p>	<b>Good</b>	<b>Strengthen and reinforce</b>	<b>Conserve and strengthen</b>	<b>Safeguard and manage</b>
	<b>Moderate</b>	<b>Improve and reinforce</b>	<b>Improve and conserve</b>	<b>Conserve and restore</b>
	<b>Poor</b>	<b>Reconstruct</b>	<b>Improve and restore</b>	<b>Restore condition to maintain character</b>
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
<b>Strength of Character</b>				

**SENSITIVITY CHECK**

Visual					Cultural				
Very Low	Low	Moderate	High	Very High	Very Low	Low	Moderate	High	Very High

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 1 – Broughton Astley

Size = 17.42Ha

Landscape Character Area = Upper Soar – Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 1 – Broughton Astley

### General Commentary

- The Land Parcel occupies a gently sloping site within the river valley of the River Soar, and lies to the south-east of Broughton Astley. It is in the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel lies to the immediate north of the B581 (Dunton Road), which leads to the settlement of Dunton Bassett and the A426. Charlie Browns Garden Centre lies immediately beyond the western boundary of the Parcel.
- The Parcel consists of one large arable field with an adjoining smaller field to the east which has a Dutch barn in the north-eastern corner. The Parcel is semi-enclosed by vegetation with good quality tall hedgerows along the west and southern boundary with Ash and Field Maple. There are trimmed hedges along the eastern boundary with a prominent row of oaks on the higher ground.
- A public right of way runs through the middle of the Parcel making it extremely open to public view. The fragmented hedgerow along the busy Dunton Road also allows views into the Parcel. The Parcel is relatively well contained from private view with the housing off Dunton Road to the north of the site being largely screened by intervening vegetation, except for 3 properties which have direct views but are set back from Dunton Road.
- Development within the Parcel would have a very limited relationship with the existing residential development off Dunton Road, but would remain largely isolated from Broughton Astley. Development on the north eastern boundary of the Parcel would reduce the separation between Broughton Astley and Dunton Bassett.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development, despite its slight isolation from the edge of Broughton Astley. With the Garden Centre next to the Parcel, it could be considered for commercial development, equally with residential areas close by, further residential development could also be considered:

- ***Retention of existing landscape features and vegetation***  
The mature hedgerow with trees along the perimeters of the Parcel and the mature row of trees should be retained and strengthened as screening for any development proposals.
- ***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***  
The right of way running through the middle of the site would need to be retained and the surface upgraded.
- ***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 the Parcel, particularly along the Dunton Road and to maintain separation between Broughton Astley and Dunton Bassett. Planting would also be considered appropriate to soften the views from nearby Clump Hill (Parcel 3).
- ***Maximum building heights***  
Existing buildings in this locality area are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

Any development of this Land Parcel would need to be accessed from the Dunton Road, although this would need careful consideration due to the busy nature of the road. The development could be considered more appropriate as an extension if Land Parcel 2 was developed, providing better access points and stronger cohesion with the rest of the village. The development would need to relate to the existing residential areas to form a connection with the rest of the village.

- ***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 1.

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

The right of way within this Land Parcel could be incorporated into green corridors through or around the development with a possible green link leading to Clump Hill (Parcel 3) which could form the main open space provision for the development. The existing hedgerows, prominent tree rows and tree belt should also be incorporated into the layout design.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 2 - Broughton Astley

Size = 6.62Ha

Landscape Character Area = Upper Soar – Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	1	3	0	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	1	1	0	18
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	4	1	0	31
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	4	1	0	36

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 2 – Broughton Astley

### General Commentary

- Land Parcel 2 occupies a sloping site, falling north east towards the B581 Dunton Road bypass. The Land Parcel is in the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area and does not lie within or adjacent to any landscape designations. The Parcel lies to the south east corner of Broughton Astley adjoining the existing residential development. A tall mature hedge forms the southern and eastern boundary, fragmented in parts with individual ash trees and elm (some of which are dead). The north-western boundary consists of garden fencing associated with residential properties off Orchard Place and an area of woodland associated with an adjoining area of green space. A footpath, post and rail fence and hedgerow run along the northern boundary associated with Dunton Road.
- The Land Parcel consists of 2 medium to small sized fields currently used for grazing. The internal definition between the two fields has diminished over time and a severely fragmented hedgerow with trees remains. The grazed land is of poor quality with the remains of a derelict agricultural building on the higher ground to the south. In the north east corner adjacent to the Dunton Road is the Charlie Browns Garden Centre.
- Views into the site are variable, in some areas it is relatively well contained from views due to the tall vegetation on its boundaries, but fragmented hedgerows do allow glimpses in. There are views of the Parcel from residential properties off Foxglove Close and Orchid Place to the north-west of the site and from properties off Dunton Road to the north east.
- The Land Parcel is in a location where built development would form some close associations with the existing urban fabric. This Parcel could be seen as a potential extension to the existing residential development, due to road networks and housing patterns. Any new development would not cause any coalescence between Broughton Astley and nearby 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 Parcel's residential context and the layout of surrounding road, industrial development would not be appropriate in this location. The Land Parcel could potentially be suitable for residential development. The presence of the garden centre would also make further commercial development a possibility. Any new development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing mature hedgerows on the south and east boundaries should be retained where possible for screening for any development proposals. The woodland belt surrounding the open space to the north-west of the parcel should also be considered in the design process to ensure its viability is not effected by any proposed development.
- ***Important views to be retained***  
Enclosure of the site may need to be improved to mitigate views to the new development from housing to the north-west and the public right of way to the south, but there are no specific views that need to be retained.
- ***Retention of existing routes through the site***  
There are no existing rights of way or routes through the site to be retained, but the right of way running adjacent to the south and west boundary would need to be considered.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Additional planting would be required to infill gaps in the hedges along the southern boundary. It may also be required along the other boundaries to contain any proposed development.

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**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***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 in this location would need to be accessed from the B581 Dunton Road. Any development within this Parcel would need to pay careful attention to the interface with the existing properties in Foxglove Close and Orchid Place.
- ***Building materials***  
The residential properties in close vicinity to this Parcel are generally of modern origin although certain features such as timber frames, brick banding and casement windows are present. There is also a Grade II listed building in the centre of Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development in Parcel 4
- ***Open space provision and green infrastructure***  
Any development in this parcel should provide a green access route to Land Parcel 3 as a valuable open space provision. Existing hedgerows within the parcel could also form green infrastructure through the design.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 3- Broughton Astley

Size = 17.60Ha

Landscape Character Area = Upper Soar – Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

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

**Overall Capacity Range = Low**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 3 – Broughton Astley

**General Commentary**

- The Land Parcel occupies an undulating site with the elevated land form of Clump Hill at the highest point. It is located to the south east of Broughton Astley. The Land Parcel is in the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area and which is situated within the extended river basin of the River Soar. It does not fall within or adjacent to any landscape designations. The western boundary is formed by the dismantled railway line, which now forms a vegetated green boundary with established vegetation. The south, eastern and north eastern boundaries are formed by tall established hedgerows with individual trees, including Ash, Elm and Field Maple. The western sector of the northern boundary is relatively open in parts with open fences and railings at the end of residential streets: Foxglove Close, Speedwell Drive and Coltsfoot Way.
- The Parcel consists of a series of sloping agricultural ley fields with areas of rough grassland on the steeper slopes. The reeds on the steep slope running west down Clump Hill suggests damp conditions. The area appears to be mainly used by local residents as an open space for dog walking. It has a more varied landscape than many of the surrounding Parcels with a strong landscape character.
- The elevated position of the land makes it extremely open to views. There are a series of public rights of ways leading from the residential developments across the open countryside to the nearby villages of Leire and Dunton Bassett. Some of the houses on the northern boundary will have open views of the Parcel.
- Any development in the Land Parcel would form moderate associations with nearby existing residential development, but the Parcel's current use as a valuable open space for these residents would be lost. There would be impacts on the separation between Broughton Astley and Leire and some impact on the separation of Broughton Astley and Dunton Bassett should any development take place, due to the Parcel's elevated position.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have a low capacity to accommodate development. Given the Land Parcel's high visibility from a wide area, its varied landscape pattern and textures and its potential for wildlife habitats and value as an open space, it is not considered appropriate to develop Land Parcel 3.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 4 - Broughton Astley

Size = 18.19Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary		✓				4
	<b>Sub Total</b>		1	1	2	0	0	15
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary		✓				4
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	2	1	0	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	4	1	0	32
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	2	4	1	0	37

**Overall Capacity Range = High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 4 – Broughton Astley

### General Commentary

- Land Parcel 4 occupies an undulating land form, in the lower valleys of a tributary of the River Soar. It is in the Upper Soar - Broughton Astley Open Farmland Landscape Character Area. It does not lie within any landscape designations. The Land Parcel's northern boundary is formed by a timber fence and mixed hedge which encloses the rear gardens of properties within cul-de-sacs off Devitt Way and Geveze Way. Hillbrook Primary School lies immediately beyond the north-west corner of the Parcel. There is a mature hedge along the southern boundary with individual trees. The eastern boundary is enclosed by dense vegetation associated with a disused railway line. The western boundary lies on the edge of a flood plain of a stream, which is a tributary of the River Soar. This boundary is also defined with tall dense vegetation.
- The Land Parcel is a single open grass field, in moderate condition. There are a small number of scattered mature trees within the south-western part of the Parcel
- Dense vegetation on the eastern and western boundary contain the site from views. However, the slightly elevated land within the northern part of the Parcel may be visible through the boundary vegetation particularly from the open countryside to the south. Properties along Benford Close, Crowfoot Way, Murray Close and Muncaster Close and Geveze Way to the north have views into the Parcel from rear windows. There are no public rights of way within the Land Parcel.
- The Land Parcel is in a location where development would form a possible extension to the existing built urban fabric. Streets within the housing development to the north of the Land Parcel, such as Crowfoot Way and Murray Close lead into the Parcel and could possibly be continued to provide access points. Development within the parcel would have a slight impact on the separation between Broughton Astley and Leire.

### 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, residential development is felt appropriate for this location. Any development must be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and tree belts around all boundaries of the parcel should be retained as screening for any development proposals.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is variable, with more open views to the countryside beyond the southern boundary. There are no specific views into the parcel that need to be retained, but views from the existing housing to the north and school to the north-west would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing rights of way through the Parcel that need to be retained.
- ***Ground modelling***  
Ground modelling is not likely to be necessary or suitable in this location.
- ***Additional planting***  
Additional planting would be required along the southern boundary to contain proposed development and reinforce the separation between Broughton Astley and Leire. Buffer planting may also be required to enclose the Primary School in the north-west corner.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

A number of roads could provide access to development in this location, including Geveze Way and Murray Close although more direct access may be sought. Any development within this location would follow a similar layout style to that of the existing residential development and would need to pay careful attention to the interface with these properties and the flood zone associated with the tributary of the River Soar.

- ***Building materials***

The residential properties in close vicinity to this Parcel are generally of modern origin although certain features such as timber frames, brick banding and casement windows are present. There is also a Grade II listed building in the centre of Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development in Parcel 4.

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

Existing hedgerows around the Parcel boundaries and individual trees within the Parcel could form green infrastructure through any proposed development. The strong vegetation along the western and eastern boundaries could also form green corridors. Land Parcel 3 would form an important open space provision to the east of any new development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 5 - Broughton Astley

Size = 13.34Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary	✓					5
	<b>Sub Total</b>		2	0	2	0	1	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	4	1	1	29
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	1	4	1	1	34

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 5 – Broughton Astley

### General Commentary

- The Land Parcel occupies a relatively flat site within the lower valleys associated with the River Soar. It is in the Upper Soar - Broughton Astley Open Farmland Landscape Character Area and does not lie within any landscape designations. The eastern boundary of the Land Parcel is formed by a densely vegetated stream, a tributary of the River Soar. The stream forms the boundary with Parcel 4 and continues north to form the boundary of the school and then runs through the rear gardens of houses off Glean Close and Fallow Close. Within many of these properties the stream has been bridged allowing access to the western side. Garden vegetation forms the Parcel boundary. A floodplain lies along this boundary encroaching into the Parcel. The remaining boundaries are formed with a mixture of tree belts, hedgerow trees and trimmed hedges.
- The Land Parcel comprises of three grass fields, predominately used for grazing cattle and sheep. The fields are separated by trimmed hedgerows. There is a prominent row of individual willow trees between the two northern fields.
- A public right of way runs south-north through the middle of the field to the north east and continues through the southern field, making the Parcel very open to public view. Properties on the eastern boundary also have views across the site. The north and eastern boundaries are the most vegetated with individual trees along the northern boundary and belts of woodland associated with the stream on the eastern
- Any proposed development within the Land Parcel would form moderate associations with the residential developments to the east. Development within the Land Parcel would not reduce the separation between Broughton Astley and surrounding settlements.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the Parcel's residential context and the layout of surrounding roads, industrial development would not be appropriate in this location. The Land Parcel could be suitable for residential development, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows, trees and mature tree belts along the boundaries should be retained and reinforced where possible for screening for any development proposals. The mature willows between the two northern fields should also be retained if possible.
- ***Important views to be retained***  
The Land Parcel is relatively well enclosed by vegetation, but views from the houses to the east of the site should be considered.
- ***Retention of existing routes through the site***  
The existing public right of ways within the site should be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location although drainage within the site will have to be considered carefully to mitigate the risk of flooding.
- ***Additional planting***  
Additional planting along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows and vegetation. It would be especially necessary on the south and west boundaries to reinforce the separation between new development and the open farmland.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

It is not clear how any development within this Land Parcel would be accessed. A new access point from Frolesworth Road to the west of the Parcel may be possible. Any new development in the Parcel would need to pay careful attention to the interface with properties to the rear of Glean Close and the flood zone associated with the tributary of the River Soar

- ***Building materials***

The residential properties in close vicinity to this Parcel are generally of modern origin although certain features such as timber frames, brick banding and casement windows are present. There is also a Grade II listed building to the north of the site Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development in Parcel 5.

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

The flood plains to the east of this Land Parcel and the internal hedgerows and trees could form green infrastructure and open space corridors through any proposed development. A green corridor along the eastern boundary would contain the new development from existing residential properties to the east.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 6 - Broughton Astley

Size = 6.58Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	1	1	1	1	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	5	1	1	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	5	1	1	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 6 – Broughton Astley

### General Commentary

- Land Parcel 6 occupies a relatively flat site within the lower valleys associated with the River Soar. It is in the Upper Soar - Broughton Astley Open Farmland Landscape Character Area and does not lie within any landscape designations. Vegetated streams, tributaries of the River Soar form the east and west boundaries with the connecting vegetated stream flowing from east to west across the most northerly field. Residential developments of Broughton Astley lie beyond the north and east boundaries. Trimmed hedgerows and timber fencing form the northern boundary along the rear gardens.
- The Land Parcel comprises of two ley fields. The fields are interspersed with long grass and scrub. The entire Parcel lies within the floodzone.
- The Land Parcel is generally well enclosed by vegetation although fragmented shelter belts and hedgerows do allow glimpses into the Parcel. There is mature vegetation running along the streams on the east and west including Willow and Poplar. A public right of way runs through the centre of the Parcel from north to south, with a connecting route in the northern field running to the south-west. Houses on the eastern boundary off Fallow Close, Millbrook Drive and Streamside Close and have views into the Parcel from the first floor windows. Houses off Old Mill Road have ground and first floor rear views into the Parcel. Two areas of open space lie immediately adjacent the eastern boundary associated with the existing residential development
- Any proposed development within the Land Parcel would form moderate associations with the residential developments to the north and east. It would not reduce the separation between Broughton Astley and surrounding towns or villages.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the Parcel's residential context and the layout of surrounding roads, industrial development would not be appropriate in this location. The Land Parcel could potentially be suitable for residential development. Any new development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and mature tree belts on the south, east and west boundaries should be retained where possible for screening for any development proposals.
- ***Important views to be retained***  
The Land Parcel is open to views from properties to the north and east boundaries, which should be considered. There are views of St Mary's church to the north of the Land Parcel from the public right of way which should be retained.
- ***Retention of existing routes through the site***  
The existing public right of ways within the site should be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location although drainage within the site will have to be considered carefully to mitigate the risk of flooding.
- ***Additional planting***  
Additional planting along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows and vegetation, particularly along the northern boundary.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

It is not clear how any development within this Land Parcel would be accessed, but access may be possible from Millbrook Drive or Streamside Close, or Stiles Close. Any new development in the Parcel would need to pay careful attention to the interface with properties to the rear of Old Mill Road and those to the east and the flood zone associated with the tributaries of the River Soar

- ***Building materials***

The residential properties in close vicinity to this Parcel are generally of modern origin although certain features such as timber frames, brick banding and casement windows are present. There is also a Grade II listed building to the north of the site Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development in Parcel 6.

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

Parts of the flood zones within the Land Parcel and the internal tree belts could form green infrastructure and open space corridors through any proposed development. If development was not proposed in this Parcel, existing vegetation could be enhanced to form a wildlife corridor.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 7 - Broughton Astley

Size = 21.19Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	3	1	0	16
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	6	2	0	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	0	6	2	0	32

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 7 – Broughton Astley

**General Commentary**

- The Land Parcel occupies a gently sloping site in the lower valleys of the river Soar. It lies to the south of the centre of Broughton Astley and adjoins residential development. It is in the Upper Soar - Broughton Astley Open Farmland Landscape Character Area. It does not lie within any landscape designations. The western boundary is formed by a trimmed hedge associated with Frolesworth Road. A vegetated stream, a tributary of the River Soar, forms the eastern boundary. The northern boundary is formed by a footpath with a hedge to the south and rear garden fences to the north. Vegetation is relatively dense and the canopy spreads over the footpath in parts. A hedgerow with trees runs along the southern boundary and separates the Land Parcel from open farmland beyond.
- The Land Parcel comprises of 11 fields separated with variable hedgerows and hedgerow trees. Internal hedgerows within the south-western sector of the Parcel are more fragmented. More consistent trimmed hedgerows form the field boundaries surrounding Mill Farm on the western boundary. Mill Farm has a large block of stables and the majority of the fields in this Parcel are grazed by horses. There are further equestrian facilities within the Parcel including a riding arena, located south of Mill Farm adjacent to Frolesworth Road. The remaining fields are arable or grazed pastures.
- A series of public rights of way run through Land Parcel 7. One follows the northern boundary to the rear of Old Rectory Close, with a further parallel footpath running through the middle of the northern most field. The third runs diagonally from the eastern boundary with Parcel 6 through the centre of the Parcel towards Frolesworth Road. Views across the Parcel are moderately open with the majority of field boundaries consisting of low trimmed hedges. There is strong taller dense vegetation along the eastern boundary associated with the stream. Properties off Old Rectory Close may have glimpsed views into the site but they are partially contained with vegetation.
- Development within this Land Parcel would form limited associations with the existing built form. The Land Parcel is isolated from residential areas, apart from Old Rectory Close to the north. Development within the Land Parcel would not reduce the separation between Broughton Astley and surrounding settlements.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential development to the north in Broughton Astley, residential development could be appropriate in this Land Parcel. There are also agricultural buildings within and adjacent the Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows along the boundaries should be retained and reinforced where possible for screening for any development proposals.
- ***Important views to be retained***  
The Land Parcel is currently very open to views. Views from the public rights of way across the sight and partial view from the properties to the rear of Old Rectory Close would all need to be considered
- ***Retention of existing routes through the site***  
The existing public right of ways within the site should be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Additional planting along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows and vegetation.
- ***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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**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
A development in this location would need to be accessed from Frolesworth Road. Any development within this Land Parcel would need to pay careful attention to the interface with Mill Farm and the properties along Old Rectory Close and the flood zone associated with the tributary of the River Soar on the western boundary.
- ***Building materials***  
The residential properties in close vicinity to this Parcel are generally of modern origin although certain features such as ornate timber frames and brick banding are present. There is also a Grade II listed building to the north of the site Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development in Parcel 7.
- ***Open space provision and green infrastructure***  
The internal hedgerows and trees along the field's boundaries within this parcel could form green infrastructure and open space corridors through any proposed development. The vegetated stream along the eastern boundary could also form a green corridor with high biodiversity.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 8- Broughton Astley

Size = 4.94Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	0	1	1	16
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	3	2	1	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	2	3	2	1	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 8 – Broughton Astley

### General Commentary

- Land Parcel 8 lies in the River Soar tributary valleys, to the south of the centre of Broughton Astley and adjacent to development. The Land Parcel is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not fall within or adjacent to any landscape designations. It is a relatively flat parcel of land enclosed on two sides by residential development. Fenceline and associated vegetation of the rear gardens of Six Acres forms the north east boundary, consisting of a mix of hedgerows and scattered trees. A track runs immediately parallel to this boundary within the Parcel, leading to the cricket pavilion. The south east boundary is formed by Frolesworth Road and its associated hedgerow and trees. Immediately beyond the road to the east lies residential properties. Fragmented hedgerows and scattered shelter belts form the remaining boundaries providing separation between the parcel and Glebe Farm to the south-west of the site. Internally there are a number of trees within the Parcel, particularly in the southern sector
- The Land Parcel is a recreation ground consisting of a play area, sports pitches and skate park. There is a rundown cricket pavilion adjoining the cricket pitch in the northern corner. Uncharacteristically of a sports field there is evidence of ridge and furrow, suggesting the Land Parcel was once agricultural land. Smaller internal spaces within the grounds are defined with earth mounding and young tree belts. The space offers a variety of recreational activities and is in relatively good condition.
- A public right of way runs immediately beyond the south-western boundary. There is access to the pavilion from the residential properties to the north via Glebe Road. There is also a car park in the west corner accessed from Frolesworth Road. The Parcel is moderately open to views from overlooking properties off Six Acres and Frolesworth Road.
- The Land Parcel is well connected to nearby residential areas to the north and east. Any new development in the area would form some close associations with surrounding existing built form. It would not compromise any separation between nearby towns and villages.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the Parcel's residential context and the layout of surrounding roads, industrial development would not be appropriate in this location. The Land Parcel could potentially be suitable for commercial or residential development subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Mature trees within and around the perimeters of the Land Parcel should be retained as screening for any proposed development. The evidence of ridge and furrow should be retained where possible as an example of Historic English Landscape.
- ***Important views to be retained***  
Careful consideration would need to be made to the views from houses overlooking the site.
- ***Retention of existing routes through the site***  
There are no existing rights of way running through the site that would need to be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Additional would be necessary to strengthen the boundaries of the site, especially on the south and west boundaries to provide definition between the development and agricultural land.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
A development in this location would need to be accessed from Frolesworth Road. Any development within this Land Parcel would need to pay close consideration to the interface with houses on the north and east boundaries. The internal mounding and trees could be integrated into the design.
- ***Building materials***  
Buildings in the vicinity of Parcel 19 are generally of modern origin and do not demonstrate vernacular features or materials. There is however the church of St Marys, a Grade II listed building with random granite rubble walls and Swithland slate roofs. Some of these features could be incorporated into any of the buildings erected within this Land Parcel.
- ***Open space provision and green infrastructure***  
The Land Parcel currently provides a valuable open space provision within a relatively dense residential setting. Close consideration would have to be made to providing adequate alternative provision within the site, should any of the area be sacrificed for development. If Land Parcel 9 was also to be developed, the importance of this Parcel as an open space provision would be increased and could provide much needed open space between existing and new developments. Should development in this Land Parcel go ahead the existing trees and hedgerows could form the basis of green infrastructure.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 9 - Broughton Astley

Size = 42.75Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	2	1	0	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	6	1	0	29
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	6	1	0	34

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 9 – Broughton Astley

### General Commentary

- Land Parcel 9 is located to the immediate south of the north-west extent of Broughton Astley. It occupies a gently sloping, site in the lower valleys of the River Soar. The northern boundary is formed by a hedge running adjacent to the rear gardens of a number of residential streets. The western boundary is formed by a trimmed hedge, separating the land from Parcel 10. A trimmed hedge runs along Frolesworth Road forming the eastern boundary. In the south east corner, south of the Parcel boundary is the Broughton Astley Parish cemetery. In the north east corner also beyond the boundary lies the recreation ground as described in Land Parcel 8. The southern boundary consists of a trimmed hedge running parallel to the linear field patterns of Lodge Farm, which is located to the immediate south.
- Land Parcel 9 is a large site comprising of 9 fields with Glebe Farm in the centre. The fields are a mix of arable, rough grass and pastures with grazing sheep and cattle. The fields directly south and east of Glebe Farm demonstrate evidence of ridge and furrow. Internal field boundaries are formed with trimmed hedges and occasional hedgerow trees. To the south east of Glebe Farm is a small cluster of woodland surrounding a pond.
- Views into the site are relatively extensive from Frolesworth Road, but due to the large scale of the Parcel, many views are partially contained. A public right of way follows the western boundary, connecting with the residential development off Gorham Rise to the north of the parcel, through an area of open space. A second footpath follows the access track to Glebe Farm, running from the recreation ground diagonally across the Parcel to Glebe Farm and then the path continues to the south-western corner. Both footpaths provide open views of the Parcel. There are private views from the single and double storey houses to the north of the site. The electricity pylons running across the Parcel are a prominent feature on the landscape, and dominate views from the rights of way.
- Any proposed development within the Land Parcel would form some close associations with the housing of Broughton Astley to the north. It would not compromise the separation between Broughton Astley and nearby settlements.

### 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 development to the north in Broughton Astley, residential development could be appropriate in this Land Parcel. There are also agricultural buildings within the Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows along the boundaries should be retained and reinforced where possible for screening for any development proposals.
- ***Important views to be retained***  
Views from the public rights of way across the site and from the properties along the northern boundary would all need to be considered. Any development proposed within the Parcel would also need to carefully consider views from open farmland on the higher ground to south.
- ***Retention of existing routes through the site***  
The existing public right of ways within the site should be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Additional planting along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows and vegetation.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- **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 from Frolesworth Road. Any development within this Land Parcel would need to pay careful attention to the interface with Glebe Farm and the properties along the northern boundary.
- **Building materials**  
The residential properties in close vicinity to this Parcel are generally of modern origin and do not demonstrate vernacular feature or materials. There is a Grade II listed building to the north of the site Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Any of these features could be transferred to new development within Parcel 9.
- **Open space provision and green infrastructure**  
The internal hedgerows and trees along the field's boundaries within this parcel could form green infrastructure and open space corridors through any proposed development. The fields containing ridge and furrow could be retained where possible to provide open space provision.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 10 - Broughton Astley

Size = 23.30Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	1	0	3	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	3	4	0	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	3	4	0	31

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 10 – Broughton Astley

**General Commentary**

- This Land Parcel is situated on a gentle ridge on an elevated site to the north-west of Broughton Astley. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. Parcel 10 does not lie within or adjacent to any Landscape Designations. The northern boundary is formed by Soars Mill Lane and Coventry Road and their associated hedgerows. The western boundary is formed by farm tracks with Platt House Farm situated just beyond the western boundary. The eastern boundary runs to the rear off Blenheim Crescent with a trimmed hedge forming the boundary between Land Parcels 10 and 9.
- The Parcel consists of 5 fields, internally divided by post and rail fences and fragmented hedgerows. The Grange Farm lies within the Parcel with the 3 surrounding fields consisting of grazed pastures with cattle. The farm house and surrounding rundown outbuildings are utilitarian in nature. Within the field to the west of The Grange Farm there is evidence of ridge and furrow. The remaining two fields are arable. Electricity pylons run through the Parcel forming a prominent sight on the horizon and detracting from the landscape.
- The Parcel is relatively open to public views with a right of way running diagonally through the northern fields and continuing along the track forming the western boundary. A second right of way follows the eastern boundary. Views are open as the existing hedgerows are fragmented and form little enclosure. There are open private views from the rear of properties off Blenheim Crescent.
- Any development in this Land Parcel, particularly in the northern sector, would form a close association with the existing residential developments off Blenheim Crescent. Development would not relate to any other nearby established towns or villages.

**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 Parcel. Residential development is potentially appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The clipped hedgerows along the boundaries should be retained and strengthened to act as screening for any development proposals. The ridge and furrow in the northern field should be retained if possible as a feature of English historic landscape that is now in decline.
- ***Important views to be retained***  
The site is on higher ground compared to many of the nearby Land Parcels making it more open to distant views towards the site. There are views into the site from many directions so these should be retained or enhanced as far as possible.
- ***Retention of existing routes through the site***  
The rights of way through the site and along the boundaries leading from the residential areas off Blenheim Crescent would need to be considered as part of the development.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Given the relatively open nature of the Parcel, additional planting would be required to strengthen the boundaries and provide separation from the open countryside and farmland beyond to the south west.
- ***Maximum building heights***  
Existing buildings in this locality are generally 2-3 storeys high. Proposals in this Parcel should be of a similar height.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
Any development of this Parcel would need to be accessed from Coventry Road or Soar Mill Lane. The layout should reflect the style of nearby residential areas that would become closely associated with the new development.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 10 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 Sutton in the Elms to north east of the parcel. There is a Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, which is now thatch. The Stone House has random granite rubble walls with black wooded casement windows. Any of these features could be incorporated into the design of the potential new development.
- ***Open space provision and green infrastructure***  
The field containing ridge and furrow could be retained as an open space provision for the new development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 11 - Broughton Astley

Size = 1.14Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 11 – Broughton Astley

### General Commentary

- The Land Parcel lies on a Plateau adjacent the north-west edge of Broughton Astley. It is within the Upper Soar – Broughton Astley Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. It is a small scale triangular Parcel of just over 1Ha. The boundaries are formed by the B581 Coventry Road to the north and east and Soar Mill Lane to the south. It lies adjacent to the pastures of The Grange Farm of Parcel 10.
- The Parcel is a small stretch of open grassland with individual mature trees. The trees are well maintained with a variety of Maples, some Scots Pine and Red Oak, providing moderate landscape character of good condition.
- There are no formal rights of way through the Parcel, but it is extremely open to views, being enclosed by roads on all sides and overlooked from the east by the houses off Coventry Road. A park bench is located within the eastern part of the Parcel and demonstrates the use of the Parcel as open space.
- Any proposed development would form moderate associations with the nearby existing urban fabric, but the site is small scale with extensive tree cover and Coventry Road provides a dominant presence.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Despite its close proximity to residential development, due to the small scale of the Land Parcel and presence of trees, residential development would not be considered practical or suitable. Small commercial development could potentially be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature trees in good condition should be retained as far as possible to provide screening, especially those adjacent to the eastern boundary. Given the scale of the Parcel, should development take place it would be unlikely that all trees could be retained.
- ***Important views to be retained***  
The Parcel is extremely open and given the site's prominence on the higher ground, views from the residential areas to the east and the distant views from the open farmland to the south should be considered carefully before development.
- ***Retention of existing routes through the site***  
There are currently no rights of way through the site, but access off Soar Mill Lane to farms to the south 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 boundaries of the Parcel and enclose the 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***  
Any proposed development could be accessed from Soar Mill Lane or off Coventry Road, possibly cutting through the land to join the end of Soar Mill Lane. A small commercial development such as a petrol station or shop would need to be easily accessible and visible from the main road. Any development would need to be sensitive to the nearby residential areas and give close consideration to the interface between the Parcel and properties off Coventry Road.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of Land Parcel 11 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 Sutton in the Elms to north east of the parcel. Within Sutton in the Elms there is a Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, which is now thatch. The Stone House has random granite rubble walls with black wooded casement windows. These features could be considered for incorporation into the design of new development buildings.

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

Some of the individual trees could be incorporated into open space associated with the development and consideration given as to how the remaining areas can contribute to green infrastructure for use by local residents.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 12- Broughton Astley

Size = 3.08Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary					✓	1
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		0	2	1	1	1	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	3	2	1	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	3	3	2	1	31

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 12 – Broughton Astley

**General Commentary**

- The Land Parcel occupies a gently sloping site in the lower valleys of the River Soar. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel lies to the immediate south of the village of Sutton in the Elms, and to the immediate north of Broughton Astley. The B581 Broughton Way bypass and associated tree belts runs between Sutton in the Elms and Broughton Astley and forms the Parcel's southern boundary. The rear gardens of the properties on Leicester Road with established hedgerows and individual trees form the majority of the northern boundary of the Parcel. The remainder of the northern boundary to the east consists of a tree belt. The western boundary consists of an established field hedgerow.
- To the east, the Parcel is mainly used as a paddock, with an arable field within the western sector, divided by an established hedgerow. There is an area of scrubby vegetation in the eastern corner adjacent to the road junction where the Leicester Road meets the Broughton Way Bypass. A Grade II listed Baptist Church lies off Leicester Road, opposite the area of scrubby vegetation.
- The established hedgerows and trees ensure the Parcel is well contained from views, with occasional breaks allowing glimpsed views to the paddocks beyond. A small number of properties off Leicester Road have views overlooking the Parcel. There is a public right of way which cuts diagonally through the western arable field and another public footpath which cuts across the eastern corner of the Parcel.
- Built development would form some limited associations with the existing urban fabric. The alignment and the vegetation associated with the bypass, which provides a strong edge to Broughton Astley, would make establishing a connection between the development and Broughton Astley difficult. Any development would cause complete coalescence between the two villages.

**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 this Parcel, residential development could be considered appropriate, however there are strong coalescence factors affecting this. Any development in this area would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The established hedgerows and individual trees along the boundaries of the Parcel should be retained and replenished where required as screening for any development proposals. The scrubby vegetation in the eastern corner of the Parcel could also be improved for biodiversity enhancement.
- ***Important views to be retained***  
The Parcel is relatively well enclosed and views from nearby houses would need to be retained. Views to and from the Baptist Church would also need to be considered.
- ***Retention of existing routes through the site***  
The existing right of ways that run through the site would need to be considered.
- ***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 west and southern boundaries and maintain separation between Sutton in the Elms and Broughton Astley.
- ***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 proposed development in this area could potentially be accessed from Broughton Way or Leicester Road but this would have to be considered extremely carefully due to strong coalescence factors.

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**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of the Land Parcel along the Leicester Road through Sutton in the Elms show a varied style and although many are of a modern origin there 3 Listed Buildings in close proximity to the Parcel. There is a Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, which is now thatch. The Stone House has random granite rubble walls with black wooded casement windows. Any of these features could potentially be incorporated into new development buildings.

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

The established hedgerows could be incorporated into green corridors and the south and east boundaries could be utilised as open space to provide separation between Broughton Astley and Sutton in the Elms.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 13- Broughton Astley

Size = 14.25Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary		✓				4
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary	✓					5
	<b>Sub Total</b>		1	2	1	0	0	16
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	2	1	2	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	4	2	2	0	31
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	4	2	2	0	36

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 13 – Broughton Astley

### General Commentary

- The Land Parcel lies between Sutton in the Elms and the Coventry Road B581. It occupies an undulating landform part of which is currently being re-graded. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. Fragmented hedgerows and individual trees form the western boundary. A more established hedgerow forms the eastern boundary adjacent to Parcel 12. The north east boundary is formed by the Leicester Road and the rear gardens of properties in Sutton in the Elms. The new commercial development known as 'The Barn' to the north and adjacent to Leicester Road has been excluded from the Parcel.
- The Parcel has been recorded on OS plans as a golf range, but there is little evidence of that now. It may have been a site for mineral extraction with sand and gravel quarrying characteristic of the area. It is an area in extremely poor condition, with evidence of fly tipping.
- The Parcel is generally well contained from view with hedgerows. It is set back from Coventry Road and the associated vegetation provides good screening. There is a right of way running diagonally across the northern field connecting with Parcel 12, but the right of way is not in use due to the site's poor condition. Within the Parcel the land is covered with rough vegetation. Where some new tree planting is evident, it has been highly damaged by the large number of rabbits.
- Apart from the existing development on the north western boundary, and to the immediate south-east, there is little existing built form in close proximity. Any new development could potentially form moderate associations with the existing and new residential developments in Sutton in the Elms. Due to its position between the two villages, any development would significantly compromise the separation between Broughton Astley and Sutton in the Elms.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the slight separation from nearby residential areas the southern part of this Parcel could be considered for commercial or industrial development. With the new and existing developments in Sutton on the Elms, the northern fields could be considered as an extension. New development in this Parcel is considered to be potentially appropriate, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The tall vegetation currently enclosing the site should be retained to provide screening for any development proposals. Should any of the internal rough vegetation be retained it would have to be significantly improved.
- ***Important views to be retained***  
The Parcel has extensive views out to the surrounding countryside that could be retained. Development would have to consider carefully the views into the site due to its prominent position on the skyline and surrounding open countryside.
- ***Retention of existing routes through the site***  
The existing right of way should be reinstated to bring it back into use, if improvements are made to the site.
- ***Ground modelling***  
Ground modelling would be considered necessary in this location to mitigate the hollows and high points and improve the poor condition of the land.
- ***Additional planting***  
Additional planting would be required to form separation from the arable fields to west and the 'Sutton Circuit', a karting track and potential tourist attraction. Any additional planting would require rabbit protection to ensure it established.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- **Maximum building heights**  
There are not many buildings in the close vicinity of the Parcel, but the properties that back on to the site from Leicester Road in Sutton in the Elms and the new development are generally 2 - 3 storeys high. Any new development in this Parcel should be of a similar height.
- **Development layout**  
Depending on the nature of the development, access to the Parcel could utilise the former access off Coventry Road, or be from Leicester Road or off the B4114. The layout would need to take into consideration the separation between Sutton in the Elms and Broughton Astley and potentially make use off the undulating land form to mitigate views from beyond the Parcel.
- **Building materials**  
Buildings in the vicinity of the Land Parcel are generally of modern origin, but the features of the Listed Buildings in Sutton in the Elms could be incorporated into new development. Within Sutton in the Elms there is a Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, which is now thatch. The Stone House has random granite rubble walls with black wooded casement windows. Any of these features could potentially be incorporated into new development buildings.
- **Open space provision and green infrastructure**  
If the existing right of way was reinstated it could form a green corridor between the new developments and Broughton Astley. The existing boundary planting could be extended and improved to form pockets of open space around the new development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 14- Broughton Astley

Size = 2.98Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	1	0	2	0	18
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	2	3	0	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	2	2	3	0	35

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 14 – Broughton Astley

### General Commentary

- The Land Parcel occupies a gently sloping site on the northern side of Sutton in the Elms. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not fall within or adjacent to any landscape designations. The Parcel contains a series of small fields, some of which front onto the Leicester Road. Other fields within the Parcel adjoin the rear gardens of the residential properties. The eastern boundary is formed by a low brick wall enclosing the Sutton in the Elms Care Home, which was converted from part of Grange Farm in 1997.
- The fields have a variety of uses, with many pastures and paddocks, enclosed with post and wire fencing. The Parcel also incorporates outbuildings and one tennis court. There are hedges of variable form along the boundaries at the front and rear of the parcel. The fields also vary in condition with some pony paddocks, an area where rubbish has accumulated and some pastures in reasonable condition.
- The Parcel is relatively well contained from views. It lies on slightly lower ground than the southern side of Leicester Road. Some of the first storey windows would have views into the Parcel, but the hedgerows contain the majority of views from ground floor windows. There is an elevated landform to the north which restricts some views from the extended open farmland. A right of way runs beyond the northern boundary of the site with views towards the Parcel.
- The Parcel is in a location where built development will form a natural extension to the adjacent urban fabric. It could naturally become infill to the existing residential properties. Any development in the area would not compromise the separation between the Land Parcel and nearby 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. Due to the residential context of the parcel and the nature of the roads in the surrounding area, residential development is felt to be appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing vegetation within the Land Parcel would need to be retained and strengthened to maintain enclosure for the existing plots and separation from the land beyond.
- ***Important views to be retained***  
Existing enclosure of the site is reasonably good and it benefits from being on slightly lower ground than much of its surroundings, but views into the site from existing properties and the nearby right of way would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing right of ways within the Land Parcel but there is one running beyond the northern boundary and this would have to be considered in any new development.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this area.
- ***Additional planting***  
Additional planting would be required to reinforce the boundaries between plots and along the northern boundary to provide definition between agricultural land and new development.
- ***Maximum building heights***  
The buildings in close proximity to the site are a mixture of bungalows and 2-3 storey houses. Proposals in this Parcel should be of a similar height.
- ***Development layout***  
Any new development in the Parcel would be accessed from Leicester Road. To fit most naturally into the area, the land would become small infill plots in between the existing properties. Layout should be considered carefully to reflect the existing housing layout, causing as little disruption to residents as possible.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Leicester Road has a mixture of housing styles along it. There are three Listed Buildings in Sutton in the Elms. There is a Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, but this has now been changed to thatch. The Stone House has random granite rubble walls with black wooded casement windows. A number of the more modern houses at the far end of Leicester Road have similar window and door frames. Any of these features could potentially be incorporated into new development buildings. Houses would need to follow a suitable style to be appropriate for Sutton in the Elms.

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

Small pockets of open space could be retained to provide green space provision for the community. The existing right of way running behind the site could become a green corridor running between Sutton in the Elms and Broughton Astley.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 15- Broughton Astley

Size = 13.84Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	1	3	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	5	3	0	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	0	5	3	0	31

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 15 – Broughton Astley

### General Commentary

- Land Parcel 15 lies to the north east of Sutton in the Elms and is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not fall adjacent to or within any landscape designations. The Parcel occupies a relatively flat site in the tributary valleys of the River Soar. It is bordered to the south west by the rear gardens of houses on the Leicester Road and the Sutton in the Elms Care Home, that was converted from Grange Farm in 1997. The remainder of the boundary consists of managed field hedgerows as does the north-western, north-eastern and south-eastern boundaries.
- The Parcel consists of 3 fields running north east to south west. The majority of the land is used for grazing sheep and there is little variation to the landscape. Access to Walton Lodge farm runs through the centre of the northern field. The Sutton in the Elms Baptist church lies adjacent to the southern corner of the Parcel and is a Grade II Listed Building.
- A public right of way runs directly through the site making it relatively open to views. Clumps of tall trees do however restrict views from the houses facing the Parcel from Leicester Road. There is low vegetation cover limited to trimmed hedges along the Parcel boundaries and internal field divisions.
- Limited associations between any new development and the existing urban fabric would form because the Parcel is relatively isolated from Sutton in the Elms. Properties that do lie adjacent to the site are reasonably well contained. The rights of way through the Parcel do not connect directly with the village, nor do any vehicular access points. The Parcel is largely enclosed by open farmland with little limited built form in close proximity, other than the properties off Leicester Road and some agricultural buildings to the south-east and north. Proposed development would not compromise any separation between Sutton in the Elms and surrounding towns or villages.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development despite its slight isolation from the edge of Sutton in the Elms. Due to the residential context of the area, residential development could be appropriate for the area. There are also adjacent agricultural buildings. Any new development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Individual trees along the along the rear gardens of properties along Leicester Road would be retained to provide separation between the existing and proposed development. Trimmed hedgerows along the boundaries would also be retained and strengthened to contain the site and maintain separation from the open farmland beyond.
- ***Important views to be retained***  
Proposed development would take into consideration views across the site to the open farmland.
- ***Retention of existing routes through the site***  
The existing right of ways through the site would be retained, as would the access route to Walton Lodge Farm.
- ***Ground modelling***  
Ground modelling would not 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 along the north-eastern boundary. It would also likely to be necessary to mitigate the impact of any new access route into the potential development.
- ***Maximum building heights***  
The buildings in close proximity to the site are generally 2 storeys high with some adjacent agricultural buildings and barns on the north east side. Proposals in this Land Parcel should be of a similar height.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
New development in this Parcel would need to be accessed through a new route and it is currently unclear where this would be from. Any access would have to take into consideration limiting impact on the existing properties in Sutton in the Elms and the Baptist church and graveyard. Any development layout takes into consideration the existing layout of Sutton in the Elms.
- ***Building materials***  
There are three Listed Buildings in Sutton in the Elms in close proximity to the Land Parcel. There is the Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, but this has now been changed to thatch, which can be seen on other cottages along Leicester Road. The Stone House has random granite rubble walls with black wooded casement windows. Any of these features could potentially be incorporated into new development buildings.
- ***Open space provision and green infrastructure***  
The existing right of way could be developed into a green corridor providing definition between existing and new development and also providing Sutton in the Elms with required open space provision should it expand.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 16- Broughton Astley

Size = 6.72Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary	✓					5
	<b>Sub Total</b>		1	0	2	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		0	2	1	1	1	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	3	2	1	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	2	3	1	1	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 16 – Broughton Astley

### General Commentary

- The Land Parcel lies in a low valley, to the the south of the southern entrance to Sutton in the Elms and to the north-east of the B581 bypass. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not lie within or adjacent to any Landscape Designations. The bypass forms the southern boundary of the Parcel. A tributary of the River Soar, together with its associated vegetation forms the eastern boundary. The hedgerow of the northern boundary wraps around Elms Farm and continues alongside a large plot of allotment gardens and Sutton Fields Farm. The north-western boundary is formed by fragmented mixed hedgerow between the Baptist church and Sutton Fields Farm.
- The Land Parcel has a variety of uses, split into small scale fields. The central field is the largest containing allotments; this is an area of individual character although of slightly ad hoc appearance. A second plot of newer allotments lies to the north beyond the access track to Sutton Fields Farm. Adjacent to Sutton Fields Farm, there is a pasture with cows grazing at the time of the survey. To the south of the new allotments lies the Baptist church graveyard and car park. The car park is grass surfaced and poorly maintained. The southern part of the Parcel consists of Elms Farm and surrounds. The agricultural buildings/barns are utilitarian and of limited character. There are a number of small scale paddocks between the agricultural buildings and the bypass.
- Views into the Land Parcel are variable. The Parcel is extremely visible from the B581 bypass, with sparsely scattered trees along the road side apart from in the south east corner where a small clump of woodland lies where the stream runs under the bypass. There is also a series of public rights of ways that run along the track towards Sutton Fields Farm, and diagonally across the field from the Baptist Church to the farm and from the church to the entrance of the farm access track. Substantial vegetation adjacent the stream visually encloses the site from the east. There are private views across the Parcel from the house associated with Elms Farm but limited views from residential properties in Broughton Astley as they are contained by mature trees running along the southern side of the B581.
- Planned development in Land Parcel 16 would make moderate associations with the existing surrounding built form. The impact of the B581 does however mean that limited relationships would form with the residential areas of Broughton Astley. Dependant upon where development was proposed within the Parcel, potential development could have significant impact on the separation between Broughton Astley and Sutton in the Elms.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Its agricultural context and position to the outskirts of Sutton in the Elms could make the area suitable for commercial or agricultural development. Any new development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The vegetation running along the stream provides a valuable sense of enclosure and is potentially a valuable habitat. This would be retained should any development in the Parcel take place. The woodland belt around Elms Farm should also be retained to provide enclosure. The individual trees of good quality along the B581 should be retained and replenished to reduce views from the road and reinforce the separation between Broughton Astley and Sutton in the Elms.
- ***Important views to be retained***  
Views from the open farmland to the north of the site would be considered in the design of any development. Views out of the site towards the busy road would also need consideration.
- ***Retention of existing routes through the site***  
The existing rights of way through the site would need to be retained, as would access to Sutton Fields Farm.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- **Ground modelling**  
Ground modelling is not likely to be necessary or appropriate in this location.
- **Additional planting**  
Additional planting would be required alongside the B581 to enclose the site. Additional planting would also be required along the north east boundaries to form a visual screen between new development and the open farmland.
- **Maximum building heights**  
There are some agricultural barns and outbuildings within and adjacent to the site and relatively few residential buildings in close proximity, which are 2-3 storeys high. Proposals in this Parcel should be of a similar height.
- **Development layout**  
New development in this Land Parcel would need to be accessed from Broughton Way, although this would need close consideration to avoid the bypass becoming congested at junctions. The building layout will be dependant upon the type of development considered. Commercial development may be based upon Elms Farm. If residential development is proposed it could form a relationship with the houses of Leicester Road, with consideration of the Baptist church and car park. Any development within the Parcel would need to pay careful attention to the flood zone associated with the tributary of the River Soar.
- **Building materials**  
There are three Listed Buildings in Sutton in the Elms in close proximity to the Land Parcel. There is the Baptist chapel with round headed windows, stained glass and a decorative chequerwork brick band. The Quaker Cottage is a whitewashed brick building with originally a tile roof, but this has now been changed to thatch, which can be seen on other cottages along Leicester Road. The Stone House has random granite rubble walls with black wooded casement windows. Any of these features could potentially be incorporated into new development buildings.
- **Open space provision and green infrastructure**  
The vegetation along the stream should be protected and the available area widened to provide access and create a green corridor along the boundary of any proposed development. Some of the allotment plots should be retained as green space provision for both of the villages. The main central allotment space falls under PPG17 for open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 17- Broughton Astley

Size = 19.42Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	2	1	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	1	0	2	1	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	1	3	1	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	1	3	1	32

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 17 – Broughton Astley

**General Commentary**

- Land Parcel 17 lies within lower valleys to the immediate north-east of Broughton way bypass with the majority of the Parcel to the north of Cosby Road. It is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not lie within or adjacent to any landscape designations. The site slopes gently towards the stream, which is a tributary of the River Soar, which forms the Parcels south-western boundary. The lower ground adjacent to the stream lies within a floodplain. The south-eastern boundary lies to the south of Cosby Road with a trimmed hedge separating the pastures of Parcel 17 with the arable land of Parcel 18. A line of substantial trees follow the Broughton Way B581 bypass enclosing the Parcel from the road to the south-west. Relatively good field boundary hedgerows run along the north-eastern boundary of the Parcel.
- The land use within this parcel is predominantly pasture. There is a narrow plot of land encompassing a small holding and allotments to the immediate north-west of Cosby Road. The paddocks and grazed land that lie to the south east of Cosby Road are of a better condition than those to the north-west of Corby Road. The land around Elms Farm in the north of the Parcel is of very poor character with scattered storage units and caravans. Many of the internal fields within the northern sector are divided by timber post and wire fencing.
- The Parcel is generally well enclosed with vegetation, with good quality hedgerows, tall hedgerow trees and woodland belts. There is an area of broad leaved semi-natural woodland running along Cosby Road which encloses the small holding. The vegetation along the stream is also dense and of good quality. The Parcel has a designated Local Wildlife Site within it; Broughton Astley Grassland lies to the north west of the allotments. A public right of way runs from the entrance to Peregrine Road, across the Parcel towards the village of Cosby, providing open views across the site. The Parcel is well contained from private views, with only Witham House and Witham Villa Riding Centre to the north east possibly having views through vegetation from the upper storeys.
- Development within this Land Parcel would only form slight associations with existing built urban form as it is relatively isolated from the development within Broughton Astley. The B581 separates the Parcel from the residential zones of Broughton Astley. Development could have a relationship with Elms Farm and Witham House. Any proposed development would not compromise the separation between Broughton Astley and nearby towns or villages. Development would however compromise the gap between the northern and southern part of Broughton Astley, which compromise important open land in the centre of the village.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have a medium capacity to accommodate development. Any new development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The Broughton Astley Grassland would need to be retained as an important Local Wildlife Site. The existing good quality hedgerows and woodland belts should also be retained providing enclosure to any new development.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive, but views from Witham House and Witham Villa Riding Centre would be considered in the design of the development.
- ***Retention of existing routes through the site***  
The existing right of way through the site would be retained, as a pedestrian link between Broughton Astley and Cosby. Cosby Road would also be retained.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Additional planting***  
Additional planting is likely to be necessary along the north east boundaries to strengthen the definition of the new development.
- ***Maximum building heights***  
The main buildings in close proximity to the site are the agricultural buildings of Elms Farm and Witham Villa. Witham House is a 2.5 storey building. Proposals in this Parcel should be of a similar if not smaller height.
- ***Development layout***  
New development in this Land Parcel could be accessed from Broughton Way or from Cosby Way. The design of the development should consider the flood zone associated with the stream on the western boundary.
- ***Building materials***  
There are limited buildings relating to this Land Parcel. The farmhouses and buildings are of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the immediate vicinity, but there are the Listed Buildings in Sutton in the Elms as described in previous Land Parcel descriptions, which could be considered for more traditional features to be incorporated into building styles.
- ***Open space provision and green infrastructure***  
The Broughton Astley Grassland should be retained as a local wildlife site. The corridor of vegetation along the stream could also be enhanced to form a green infrastructure asset and a green boundary to proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 18- Broughton Astley

Size = 18.14Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 18 – Broughton Astley

### General Commentary

- The Land Parcel occupies a sloping site in the tributary valleys of the River Soar, with gentle slopes to the west. The parcel is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The land is bordered by the Broughton Way B581 bypass to the west, Cottage Lane to the south and hedgerows with individual trees to the north and east. The land lies south of Witham Villa stud farm, and between the northern and southern parts of Broughton Astley.
- The Land Parcel consists of 3 arable fields, divided by hedgerows. There is an agricultural barn in the south east corner of the large western field. To the immediate south of Cottage Lane beyond the associated vegetation lies the Swannington Road Industrial Estate, which comprises a large number of warehouses.
- Substantial trees lie adjacent to Broughton Way and together with the vegetation associated with Cosby Road and the good quality hedgerows with hedgerow trees of the remaining boundaries, a degree of enclosure is provided to the Parcel. There are open views into the Land Parcel from Cosby Road and possibly Witham Villa Riding School. A right of way runs north-south through the middle of the western field. Other than the riding school, there are no buildings in close proximity to the Parcel that have views into the Parcel. From the industrial estate the parcel is generally obscured from view with vegetation.
- The land parcel lies to the immediate north of important open land which separates the northern and southern parts of Broughton Astley. The impact of the bypass makes it unlikely that a strong relationship would form with the nearby residential areas should any development take place. The industrial estate is also well enclosed by vegetation, suggesting that only limited associations with the existing urban built form would be formed. New development in the land parcel would not compromise any separation between nearby towns and villages.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Due to the Parcel's isolation from the nearby residential areas, new residential developments would not be appropriate. Given the main road network and the nearby industrial estate, industrial or commercial development could potentially be appropriate, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The vegetation around the boundaries of the Parcel should be retained to provide enclosure to the development.
- ***Important views to be retained***  
Views from the public footpath would need to be considered, but there are no specific views to the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
The existing right of way through the site should be retained.
- ***Ground modelling***  
Ground modelling is not considered appropriate or necessary in this location.
- ***Additional planting***  
Additional planting along the Land Parcel boundaries could help contain the development.
- ***Maximum building heights***  
There are a limited number of buildings in close proximity to the Land Parcel. The buildings within the Swannington Road Industrial estate are approximately 2 storey warehouses. Any development proposals in this Land Parcel should be of a similar height.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
Development in this location could be accessed from Cottage Lane. Any development within this Land Parcel would need to pay careful attention to the interface with the adjoining open space on the opposite side of Broughton Way.
- ***Building materials***  
There are a limited number of buildings in close proximity to the Land Parcel, but there is the church of St Mary's on Old Mill Road. This is a Grade II Listed Building made of random granite rubble with a Swithland slate roof. Similar features can be seen in some of the cottages in Sutton in the Elms and could be features that are transferred to new development in Parcel 18.
- ***Open space provision and green infrastructure***  
Existing hedgerows within and around the Parcel could form green infrastructure and open space corridors through any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 19- Broughton Astley

Size = 25.01Ha

Landscape Character Area = Upper Soar - Broughton Astley Open Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

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

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 19 – Broughton Astley

### General Commentary

- Land Parcel 19 lies on a plateau immediately adjacent the northern edge of Broughton Astley and to the north of College Lane. The Land Parcel is in the Upper Soar – Broughton Astley Open Farmland Landscape Character Area. It does not fall within or adjacent to any landscape designations. Strong boundaries are formed on the south by Cottage Lane and to the south east by the dismantled railway line. Both these boundaries are strengthened by strong trees and tall vegetation providing a visual screen from existing development. Trimmed hedges form the other boundaries separating the land from Parcel 18 and the agricultural land to the north. Internal boundaries of trimmed hedges and individual trees divide the Parcel into medium sized fields.
- The Parcel consists of a mixture of arable fields and pastures with sheep and horses, all in relatively good condition. It is partially enclosed by vegetation with partially fragmented hedgerows. The Grange Farm riding school lies in the south east corner. The adjacent land is a mix of industrial and residential.
- Views into the Land Parcel are variable. A public right of way runs through the middle of the Parcel from north-south, which provides open views of the site. Occasional gaps in roadside hedgerows allow views into the Parcel from Cottage Lane. The Grange Farm has direct private views across the site, but views from residential streets off Cromford Way to the south of Cottage Lane are limited due to established trees along the Cottage Lane boundary. The industrial estate to the south of Cottage Lane is also well obscured from view.
- Any new development would form limited connections with the existing urban built form due to the strong boundaries along existing development. The presence of the industrial estate provides some separation of the Land Parcel from the rest of Broughton Astley.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development, despite its slight isolation. Given the industrial and residential context of the site, both these types of development could be considered suitable for the Land Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and trees along the perimeters of the Parcel should be retained where possible. The mature vegetation along the disused railway line should be particularly retained.
- ***Important views to be retained***  
West and north fringes sensitive on the plateau edge are more sensitive to views in. Careful attention should be paid to these areas. Views from Witham Villa Riding School and Grange Farm would be considered.
- ***Retention of existing routes through the site***  
The existing right of way through the site would need to be retained.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Enhanced planting along the boundaries of the parcel could help to contain any development, especially along the north and west boundaries.
- ***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***  
Development in this location would need to be accessed from Cottage Lane to the south. The development layout within this parcel would need to pay careful attention to the interface with Grange Farm and the properties south of Cottage Lane.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of 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 close vicinity to the parcel. However Grade II Listed Buildings within Sutton in the Elms and Broughton Astley do show more traditional features. These include random granite rubble walls, Swithan slate roofs, Chequerbrick bands and wooden frames. Some of these features could be incorporated into any of the buildings erected within this Land Parcel.

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

The existing hedgerows and vegetated dismantled railway could form green infrastructure and open space corridors through any proposed development. The existing right of way could also form an important green corridor through the centre of the development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 20 - Broughton Astley

Size = 35.74Ha

Landscape Character Area = Upper Soar - Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		1	1	0	2	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	2	0	1	0	20
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	3	0	3	0	33
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	3	0	3	0	38

**Overall Capacity Range = High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 20 – Broughton Astley

### General Commentary

- Land Parcel 20 lies on a gently undulating Plateau to the immediate east of Broughton Astley. It lies within the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area. The Land Parcel does not fall within any landscape designations. Its north western boundary is formed by a densely vegetated dismantled railway line. The west boundary is formed by properties to the rear of Dunton Road, with the stretch of the boundary that lies directly adjacent to the road formed by an established hedgerow. The remaining south and east boundaries to the Parcel are formed by hedgerows with occasional trees.
- The Land Parcel is currently grazed with some open grass fields. It is formed by a number of separate fields surrounding Station Farm, divided by variable hedgerows. There is evidence of ridge and furrow in the field closes to the new development on Dunton Road.
- The Land Parcel is well contained from views providing good scope to mitigate development. Strong hedgerows and woodland belts enclose the parcel well and there are no rights of way running through the Parcel, so public views are very limited. There are views from Station Farm, but other private views are limited as the houses that do face it are well set back from the Parcel boundary. There are access routes to Station Farm from Cottage Road which lies to the north and from Dunton Road to the south.
- Any development in this location would only form limited associations with Broughton Astley due to the barrier formed by the dismantled railway line and associated vegetation. Relationships could be formed with the new housing development and properties on Dunton Road. It would not cause coalescence between Broughton Astley and its surrounding towns and 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, residential development is felt appropriate for this location. Any development must be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and tree belts around all boundaries of the parcel should be retained as screening for any development proposals.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive and there are no specific views to the parcel that need to be retained.
- ***Retention of existing routes through the site***  
There are no existing rights of way through the Parcel that need to be retained but access routes to Station Farm should be retained.
- ***Ground modelling***  
Ground modelling is not likely to be necessary or suitable in this location.
- ***Additional planting***  
Additional planting may be required along the east boundary to reinforce the separation between farmland and 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.
- ***Development layout***  
Any proposed development could be accessed from Cottage Lane in the north or along the side of the new housing development adjacent to the access route to Station Farm. Any development in this location would need to pay careful attention to the interface with the new development and properties along Dunton Road.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

The residential properties in close vicinity to this Parcel are of modern origin and do not show any particular vernacular features or materials. There is however a Grade II listed building in the centre of Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Similar features can be seen in some of the cottages in Sutton in the Elms and could be features that are transferred to new development in Parcel 20.

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

The pasture showing evidence of ridge and furrow in the west between two areas of existing development could be retained to form open space provision and a gateway between old and new developments. The vegetation along the dismantled railway could also be integrated into the design layout forming a green corridor along the western boundary.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 21 - Broughton Astley

Size = 9.77Ha

Landscape Character Area = Upper Soar - Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	3	0	0	18
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	7	0	0	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	7	1	0	35

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 21 – Broughton Astley

### General Commentary

- Land Parcel 21 lies on gently sloping land to the south east adjacent the south eastern extent of Broughton Astley. The land slopes down to the north east. It is in the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area and does not fall within any landscape designations. The Land Parcel lies to the immediate north east of a linear ribbon of residential development off Dunton Road, with the rear gardens forming the south western boundary of the Parcel. The southern boundary is formed by Dunton Road and associated roadside hedgerow. The northern, north eastern and eastern boundaries are formed by trimmed field hedgerows.
- The Parcel is predominantly an arable field, but the land to the immediate rear of the houses consists of some paddocks and open grassland, enclosed by trimmed hedgerows.
- The Land Parcel is generally well contained from public views, visible only from Dunton Road at the southern end of the row of houses. There are no public rights of way or roads running through the Parcel. The houses along Dunton Road would have private views looking north east across the site from second storey windows.
- Although the Land Parcel lies to the immediate rear of residential properties, it would only form moderate relationships with the existing built form due to the current road layout and linear formation of the properties. Development within the Land Parcel would not compromise the separation between Broughton Astley and any surrounding 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, residential development is potentially felt appropriate for this location. Any development must be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The trimmed hedges around the perimeter of the Land Parcel should be retained to provide enclosure to the new development.
- ***Important views to be retained***  
New development should take into consideration the views from the adjoining residential properties. The parcel benefits from being on slightly lower ground than the surrounding open farmland.
- ***Retention of existing routes through the site***  
There are no existing rights of way or roads within this parcel that would need to be retained.
- ***Ground modelling***  
Ground modelling is not likely to be necessary or suitable in this location.
- ***Additional planting***  
Additional planting may be required around the existing houses to soften the boundary between new and existing properties. Additional planting may be required around the outer perimeter to contain the development from the extended rolling farmland.
- ***Maximum building heights***  
The existing residential properties that the Land Parcel wraps around are 2-3 storeys high. Proposed development should be of a similar height.
- ***Development layout***  
Any development should be accessed from Dunton Road. New development would be integrated carefully with the existing properties off Dunton Road.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

The residential properties in close vicinity to this Parcel are of modern origin and do not show any particular vernacular features or materials. There is however a Grade II listed building in the centre of Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Similar features can be seen in some of the cottages in Sutton in the Elms and could be features that are transferred to new development in Parcel 21.

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

The grassland and paddocks that wrap around the existing properties could be improved and retained as a green buffer between the old and new developments. The surrounding trimmed hedges could also be incorporated into the design.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 22- Broughton Astley

Size = 7.53Ha

Landscape Character Area = Upper Soar - Broughton Astley Rolling Farmland

Surveyors = JB, RS, IJ

Date surveyed = 28/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary			✓			3
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	1	1	1	1	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	2	1	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	4	2	1	31

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 22 – Broughton Astley

### General Commentary

- Land Parcel 22 lies on sloping elevated land to the south east corner of Broughton Astley and to the north of Dunton Road and close to the Broughton Astley, Dunton Bassett parish boundary. The Land Parcel is in the Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area. It does not fall within or adjacent to any landscape designations. The B581 Dunton Road bypass forms the southern boundary. Good boundary hedges form the remaining boundaries separating the Land Parcel from the rolling farmland beyond.
- The Land Parcel comprises an L-shaped pasture with allotment gardens to the south east. The allotments are reasonably well maintained. The rough grassland of the pastures are contained with good quality hedges and field trees.
- The Land Parcel is generally well contained from views, with no right of ways through the Parcel and a fairly substantial hedgerow providing screening from Dunton Road. There will be views from the allotments. An un-surfaced track runs along the eastern boundary for agricultural access, but this is gated to the public.
- The location of the Land Parcel on the outskirts of Broughton Astley means any development in the area would be isolated and would not form any relationship with the existing residential development nearby. For this reason there is limited scope to provide adequate mitigation in the medium term. Due to the Land Parcel's position in between Broughton Astley and Dunton Bassett it could also have a moderate impact on the separation of the two villages.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. The Parcel is currently isolated from the rest of Broughton Astley but should Parcel 21 proceed with residential development, this Parcel would be a consideration for development. Residential development could potentially be appropriate, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The good quality boundary hedging and field trees along the outer boundaries of the Land Parcel and along the B581 should be retained to provide separation and screening to the new development and prevent impact on the Rolling Farmland beyond.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive and there are no specific views towards the site that need to be retained.
- ***Retention of existing routes through the site***  
There are no existing rights of way or roads within this Parcel that would be retained. The access track along the eastern boundary would be retained and may require resurfacing.
- ***Ground modelling***  
Ground modelling is not likely to be necessary or suitable in this location.
- ***Additional planting***  
Additional planting may be required along the boundaries to contain the new development, especially to the north.
- ***Maximum building heights***  
There are no buildings in close vicinity to the Land Parcel. The closest residential properties to the west of the Parcel are 2-3 storeys high. Proposed development should be of a similar height.
- ***Development layout***  
Any development should be accessed from Dunton Road. Proposed development layout should take into consideration the pattern of existing houses off Dunton Road.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

There are limited buildings in close vicinity of the Land Parcel. The nearest residential properties are of modern origin and do not show any particular vernacular features or materials. There is however a Grade II Listed Building in the centre of Broughton Astley. The Church of St Mary on Old Mill Road is random granite rubble building with a Swithland slate roof. Similar features can be seen in some of the cottages of Sutton in the Elms and could be features that are transferred to new development in Parcel 22.

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

The allotment gardens currently provide open space for the village. Consideration should be given to retention of the allotment area as green space and integration into the new development proposals.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 1 - Lutterworth

Size = 3.90Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		1	2	0	1	0	15
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	3	0	1	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	5	0	2	0	34
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	5	0	2	0	39

**Overall Capacity Range = High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 1 - Lutterworth

### General Commentary

- The Land Parcel is located on a gently sloping site that forms part of a plateau area on the northern edge of Lutterworth. It is adjacent to the Bilton Way Industrial Estate and is separated from the M1 by the dense vegetation of a disused railway line. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. There is a tall hedgerow along the A426 Leicester Road to the west of the Parcel, which restricts views into the Parcel, with a clipped hedgerow and hedgerow trees along the northern boundary. Vegetation along the M1 includes conifers and pines, which allow some glimpses of motorway traffic. There is a strong belt of trees along the boundary of the Bilton Way Industrial Estate. There is also an unsurfaced track along this boundary.
- The land within this Parcel is partly used for grazing, with the remainder being used for what appears to be a small holding with some rough grassland and a greenhouse. A gappy hedgerow and low fence separate these two separate areas. An individual property called 'Silverside' is located within the north west corner of the Parcel.
- Views into the Parcel are relatively limited due to the tall vegetation around the boundaries. There are no public rights of way through or close to the Parcel. Glimpsed views are possible from the M1 and very limited locations along the A426. Residents of 'Silverside' have views into the Parcel.
- Any proposed development within the Land Parcel would relate relatively well to the existing Bilton Way Industrial Estate, to the south of the Parcel.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have high capacity to accommodate development. Given the adjacent Industrial Estate, a similar type of development would be most appropriate in this Land Parcel. However, there is residential development close by, so residential development could also be suitable. Development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature hedgerows and tree belts around all boundaries of the Parcel should be retained as screening for any development proposals.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive, although there are glimpsed views into the Parcel from the M1 and A426, but there are no specific views to the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the northern boundary of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerow.
- ***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 from the A426, possibly in the location of the existing track along the southern boundary. Any development within this Land Parcel would need to pay careful attention to the interface with the property 'Silverside'. Any access from the A426 should seek to minimise vegetation loss within sight lines.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. 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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 2 - Lutterworth

Size = 13.12Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		1	0	3	0	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	1	3	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	0	4	3	0	28
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	0	4	3	0	33

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 2 - Lutterworth

### General Commentary

- Land Parcel 2 is located on a plateau area to the north of Lutterworth. It is to the east of the A426 Leicester Road and is separated from the M1 by the dense vegetation of a disused railway line. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The hedgerows around and within the Parcel are low clipped hedgerows, often containing mature hedgerow trees such as oak and ash. Vegetation along the M1 includes conifers and pines, which allow some glimpses of motorway traffic.
- The land within this Parcel is currently used for grazing. In total there are four separate fields separated by low hedgerows. Two individual properties, 'The Bungalow' and 'The Wooden Bungalow', are located on the western boundary of the Parcel. The gardens of these properties are surrounded by low vegetation with occasional trees. There are pylons located to the north east of the Parcel and wind turbines at Low Spinney Farm in Ashby Magna are visible for the Land Parcel.
- Views into the western areas of the Parcel are relatively open due to the low hedgerow along the A426. The eastern areas are more distant from public view. There are no public rights of way through or close to the Parcel. Glimpsed views are possible from the M1. Residents of 'The Bungalow' and 'The Wooden Bungalow' have views into the Parcel.
- Any proposed development within the Land Parcel would not relate well to the existing urban area of Lutterworth, being separated from the northern boundary by Land Parcel 1.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development, despite its slight isolation from the edge of Lutterworth. Given the nearby Industrial Estate, a similar type of development could be appropriate in this Land Parcel. However, there is residential development close by, so residential development could also be suitable. Development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature hedgerows with hedgerow trees around the perimeters of the Parcel and within it should be retained and allowed to grow taller as screening for any development proposals.
- ***Important views to be retained***  
There are views into the Parcel from the A426 and glimpsed views from the M1, but there are no specific views to the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows.
- ***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 from the A426, or possibly from Boneham's Lane to the north. Any development within this Land Parcel would need to pay careful attention to the interface with 'The Bungalow' and 'The Wooden Bungalow'. Any access from the A426 should seek to minimise vegetation loss within sight lines.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of Land Parcel 2 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. 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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 3 - Lutterworth

Size = 12.88Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	1	1	1	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	2	1	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	4	2	1	31

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 3 - Lutterworth

### General Commentary

- Land Parcel 3 is located to the north of Lutterworth on an area of gently sloping land. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the parcel is a poor hedgerow. Much of the southern and western boundaries are formed by low (approximately 1.2m) clipped hedgerows. There are occasional gaps in all of these boundaries. In places a post and rail fence remains. Part of the eastern boundary of the parcel, which is separated from the A426 Leicester Road by a wide grass verge containing a footpath and occasional trees, does not have a hedgerow along it and is marked by a post and rail fence and occasional scrubby vegetation. The remainder of the eastern boundary is a very low clipped hedge with some gaps.
- The land within the parcel is currently two fields of arable farmland. There are no built forms within the parcel.
- There are no formal rights of way through this parcel, but there are views into it from footpath X36 to the north and west. Several existing properties on the northern edge of Lutterworth have elevated open views into this parcel, particularly those that front onto Bill Crane Way. Users of Bill Crane Way would also have some views into the parcel. There are also views into the parcel from Leicester Road (A426) and glimpsed views from Ashby Lane to the west and Hall Lane to the north.
- Development of the Parcel would relate fairly well to the existing residential development on the northern edge of Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and hedgerow or stand alone trees around the perimeters of the Parcel and within it should ideally be retained and allowed to grow taller as screening for any development proposals. This would be particularly important to create a defined northern boundary to any development.
- ***Important views to be retained***  
The Parcel is very open to views from Leicester Road to the east and Bill Crane Way to the south, both of which run adjacent to the Parcel. There are also views into the Parcel from some properties along the southern boundary, all of which would front on to any development, and views from the public right of way to the west. Any proposals would also be glimpsed from Ashby Lane to the west and Hall Lane to the north.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the boundaries of the Parcel is likely to be necessary to contain any proposed development and reinforce the existing hedgerows.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

A development in this location could be accessed from the A426 to the east or from Bill Crane Way to the south. Any development within this Land Parcel would need to pay careful attention to the interface with existing properties to the south of Bill Crane Way.

- ***Building materials***

Buildings in the vicinity of Land Parcel 2 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. 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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 4 - Lutterworth

Size = 15.97Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	2	2	0	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		0	0	1	2	2	9
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	3	4	2	19
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	3	4	2	24

**Overall Capacity Range = Low**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 4 - Lutterworth

**General Commentary**

- Land Parcel 4 forms part of the lower valley slopes of Bitteswell Brook. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The southern part of the Parcel falls within the Separation Area between Lutterworth and Bitteswell. This designation is intended to prevent coalescence of settlements but also to protect the openness of the countryside. Bitteswell Brook flows through the centre of the parcel and has mature vegetation along its corridor with occasional gaps. The western and much of the northern and eastern boundaries of the parcel are defined by low clipped hedgerows with occasional hedgerow trees. The south eastern boundary of the parcel runs along the edge of Bill Crane Way and is formed by a post and rail fence and an Armco barrier. The remainder of the southern boundary of the Parcel is formed by tall tree belts around Land Parcel 5.
- The land within the parcel is currently mainly pastoral grazing land. There are a number of separate fields of varying sizes in the parcel, divided by low hedges and the vegetation along Bitteswell Brook. There is also a balancing pond within the southern portion of the parcel, surrounded by clusters of young willow planting. There is evidence of ridge and furrow in some areas of the Parcel.
- Public footpath X36 runs through the Parcel, to the east of Bitteswell Brook and around the western edge of the balancing pond. Some existing properties on the northern edge of Lutterworth would have views into this parcel, as would users of Bill Crane Way. There would also be occasional views into the parcel from Leicester Road (A426) and glimpsed views from Ashby Lane to the west. There are important views from Bill Crane Way towards Bitteswell, which demonstrate the open countryside to the north west of Lutterworth and the separation between Lutterworth and Bitteswell.
- Development of the Parcel would not relate well to the existing residential development on the northern edge of Lutterworth or to Bitteswell village and would compromise the separation between the two settlements.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have low capacity to accommodate development. Given the prominent nature of the slopes within the Parcel, their visibility from the surrounding area and their importance in the setting of Bitteswell village it is not considered appropriate to develop Land Parcel 4. Development within this Land Parcel would also be partly within the designated Separation Area.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 5 - Lutterworth

Size = 2.13Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 5 - Lutterworth

### General Commentary

- Land Parcel 5 is located on the gently sloping lower valley slopes of Bitteswell Brook. It adjoins the north eastern edge of Bitteswell village and fronts on to Lutterworth Road. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel falls within the Separation Area between Lutterworth and Bitteswell. A small part of the Parcel, in the north west corner, also falls within the Bitteswell Conservation Area. The eastern boundary of the Parcel is delineated by Bitteswell Brook and has tall trees along it. The northern and western boundaries are also largely formed by tall tree belts, with only small gaps associated with the garden of a property called 'The Lodge'. The southern boundary of the Parcel, along Lutterworth Road, is formed by a hedgerow with conifers beyond it.
- The land within this Parcel is currently grassland with a parkland feel. It contains a number of large, mature parkland trees of a variety of different species. A small area of the Parcel along the southern boundary is formed by part of the rear garden of 'Belshields', a bungalow on Lutterworth Road. Other areas in the western part of the Parcel are also part of the garden of 'The Lodge'.
- Views into the Parcel are restricted due to the extent of vegetation around its perimeters. There are glimpsed views into the southern part of the Parcel from Lutterworth Road, over the hedgerow. The vegetation along the northern and eastern boundaries of the Parcel are visible from the north west and from the east and north east. 'The Lodge' and 'Belshields' also have views into the Parcel.
- Any proposed development within the Land Parcel would relate more to Bitteswell than to Lutterworth. It would need to take account of the existing designations and the separation of Lutterworth and Bitteswell. Development of the Parcel would compromise the separation between the two settlements of Bitteswell and Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature tree belts and hedgerows around the perimeters of the Parcel should be retained as far as possible and attempts should be made to minimise vegetation loss within sight lines from any vehicular access points. Mature specimen trees should also be retained as far as possible, with development located outside Root Protection Areas of trees considered worthy of retention through a tree survey undertaken by a suitably qualified expert.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive and there are no specific views to the Parcel that need to be retained. Views from adjoining residential properties should be considered. The setting of the Conservation Area should be considered during the design of any proposed development.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the boundaries of the Parcel could help to reinforce the existing tree belts and hedgerow.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

A development in this location would need to be accessed from Lutterworth Road, or possibly from The Nook through the grounds of 'The Lodge'. Any development within this Land Parcel would need to pay careful attention to the interface with 'The Lodge' and 'Belshields' and be designed around retention of mature trees.

- ***Building materials***

Bitteswell Conservation Area includes a small part of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing trees, tree belts and hedgerows within the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of Bitteswell Brook should also be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 6 - Lutterworth

Size = 7.40Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		0	0	5	0	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	7	1	0	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	7	1	0	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 6 - Lutterworth

### General Commentary

- Land Parcel 6 is located to the north east of Bitteswell village, adjacent to Ashby Lane and the linear row of houses that front on to it. The landform slopes gently towards Bitteswell Brook in the east. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel abuts the northern boundary of Bitteswell Conservation Area. The eastern boundary of the Parcel is a clipped hedgerow. There are trees along the southern boundary of the Parcel, along the garden boundaries of properties on the edge of Bitteswell. The northern and western boundaries of the Parcel are more varied, with some gaps in the hedgerows and some stretches of lower hedgerow. Vegetation is generally taller closer to the village.
- The land within this Parcel is currently grazed or used as horse paddocks. It is formed of three separate fields divided by variable hedgerows. There is evidence of ridge and furrow within the Parcel.
- Views into the Parcel are variable due to the varied quality and height of the vegetation along its perimeters. Vegetation in the southern part of the Parcel restricts public and private views into it from the west and south during the summer and would filter views in the winter. The northern and eastern parts of the Parcel are more visible both from Ashby Lane and from Bill Crane Way to the east. Views from properties along Ashby Lane would generally only be from upper storeys.
- Any proposed development within the Land Parcel could relate to the linear development of properties from Bitteswell along Ashby Lane. It would not relate to Lutterworth but would reduce the sense of separation between the two settlements.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature tree belts and hedgerows around the perimeters of the Parcel should be retained as far as possible and attempts should be made to minimise vegetation loss within sight lines from any vehicular access points.
- ***Important views to be retained***  
The south eastern field of this Parcel forms part of the setting to Bitteswell village and is most visible in views from the east. Views towards this part of the Parcel will need to be carefully considered. The setting of the Conservation Area should be considered during the design of any proposed development.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the boundaries of the Parcel could help to reinforce the existing tree belts and hedgerow. This would be particularly important along the 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***  
A development in this location would need to be accessed from Ashby Lane. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Ashby Lane and also the Bitteswell Conservation Area to the south.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Bitteswell Conservation Area is located immediately to the south of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 7 - Lutterworth

Size = 17.14Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	2	2	0	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	0	4	0	13
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	4	0	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	2	2	4	0	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 7 - Lutterworth

### General Commentary

- Land Parcel 7 is located to the north east of Bitteswell village and north of Land Parcel 6, adjacent to Ashby Lane and the linear row of houses that front on to it. The landform slopes gently towards Bitteswell Brook in the east. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel is to the north of Bitteswell Conservation Area but does not abut it. Tree belts and woodland blocks are located along the southern, eastern and parts of the northern boundaries, with Bitteswell Brook forming the eastern boundary. The western boundary, along Ashby Road, is more open and delineated by a ditch and the remains of a very low hedge. There are occasional mature trees along this boundary. Part of the northern boundary is formed by large agricultural buildings and other parts are largely open.
- The land within this Parcel is currently grassland, but the two large fields have been used to grow arable crops in the past. The fields are separated by a low fence with occasional mature trees along it. There are also occasional mature trees within the fields. These include oak, ash and lime. There is a small spinney/woodland block within the Parcel, along the eastern boundary and adjacent to Bitteswell Brook.
- Views into the Parcel are fairly open from Ashby Lane and the west. There are three to four large individual houses along Ashby Lane that also have views into the Parcel. There are also views from a property called 'Lake House' to the north of the Parcel. Views from other directions are generally screened by existing vegetation. There are no rights of way nearby.
- Any proposed development within the Land Parcel would not relate well to Bitteswell village or the existing urban area of Lutterworth, being generally separated from both settlements.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the residential development of Bitteswell to the south west, residential development could be appropriate in this Land Parcel. There are also adjacent agricultural buildings. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature tree belts, spinneys and hedgerows to the east and south of the Parcel should be retained as far as possible and attempts should be made to minimise vegetation loss within sight lines from any vehicular access points. Mature specimen trees should also be retained as far as possible, with development located outside Root Protection Areas of trees considered worthy of retention through a tree survey undertaken by a suitably qualified expert.
- ***Important views to be retained***  
Existing enclosure of the Land Parcel is relatively extensive and there are no specific views to the Parcel that need to be retained. Views from nearby residential properties should be considered.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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 along the boundaries of the Parcel could help to reinforce the existing tree belts and hedgerows. More extensive planting would be required along the northern and western boundaries.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***  
A development in this location would need to be accessed from Ashby Lane. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Ashby Lane.
- ***Building materials***  
Bitteswell Conservation Area is located to the south of the Parcel. Any development within this Parcel should reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.
- ***Open space provision and green infrastructure***  
Existing trees, tree belts and hedgerows within the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of Bitteswell Brook should also be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 8 - Lutterworth

Size = 11.38Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 8 - Lutterworth

**General Commentary**

- Land Parcel 8 is located to the north west of Bitteswell village, with Ullesthorpe Road to the south and west of it. The landform slopes gently towards a watercourse to the south west. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel abuts the north western boundary of Bitteswell Conservation Area. The south western boundary of the Parcel is a well managed hedgerow with occasional hedgerow trees. The eastern boundary is formed by rear gardens of properties, with hedgerows in some places and fence lines in others. The north eastern boundary is a tall hedgerow, whilst the north western boundary is more intermittent with gappy low hedges.
- The land within this Parcel is currently grazed, although as a small area on the eastern boundary adjacent to rear gardens of properties in Bitteswell, is not visible from any publicly accessible locations, the land use has been observed from aerial photography. The Parcel also contains Bitteswell Cemetery. There are approximately eight different fields of varying sizes within the Parcel. The fields are divided by hedgerows, some of which are taller than others. Some of the hedgerows also have more gaps than others. There is evidence of ridge and furrow within the Parcel.
- Views into the Parcel are variable. There are open views from a public footpath through the south western part of the Parcel and Bitteswell Cemetery is publicly accessible. Areas in the north of the Parcel are more difficult to view due to a lack of public access. Areas in the east of the Parcel are enclosed by vegetation and are not visible from public viewpoints. There are views into the Parcel from the rear of properties along Ashby Road and from properties in the north west of Bitteswell Conservation Area.
- Any proposed development within the Land Parcel could relate to Bitteswell village. It would not relate to Lutterworth.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel should be retained where possible but could be replaced with appropriate planting.
- ***Important views to be retained***  
The setting of the Conservation Area should be considered during the design of any proposed development.
- ***Retention of existing routes through the site***  
A public footpath cuts through the south western part of the Parcel. This would need to be considered as part of any development.
- ***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***  
Planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Ullesthorpe Road. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Ashby Lane to the east and also the Bitteswell Conservation Area to the south east.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Bitteswell Conservation Area is located immediately to the south east of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The Cemetery would need to be conserved as an open space/burial ground.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 9 - Lutterworth

Size = 10.23Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		1	0	2	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		2	0	1	2	0	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	0	3	3	0	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	0	3	3	0	35

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 9 - Lutterworth

### General Commentary

- Land Parcel 9 is located to the north west of Bitteswell village. The landform slopes gently towards a watercourse to the south west. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel is located to the north west of Bitteswell Conservation Area. The southern boundary of the Parcel is a tall hedgerow. The eastern boundary is formed by the rear garden boundary of properties along Ashby Lane, some of which include hedgerows and mature trees. The northern and western boundaries were not visible from any publicly accessible locations, but appear to be relatively tall hedgerows with some hedgerow trees from available aerial photographs.
- The land within this Parcel is currently grazed, from the small areas that can be seen from publicly accessible locations. The land use for the remainder of the Parcel has therefore been observed from aerial photography. There are approximately four different fields of varying sizes within the Parcel. The fields are divided by hedgerows, some of which are taller than others. Some of the hedgerows also have more gaps than others. There is evidence of ridge and furrow within the Parcel.
- Views into the Parcel are very limited. There are partial views into the south of the Parcel from a public footpath to the south west. The remainder of the Parcel is more difficult to view due to a lack of public access. There would appear to be some views into the Parcel from the rear of properties along Ashby Road.
- Any proposed development within the Land Parcel could relate to Bitteswell village. It would not relate to Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel and within it, along with any hedgerow trees, should be retained where possible but could be replaced with appropriate planting.
- ***Important views to be retained***  
The setting of the Conservation Area should be considered during the design of any proposed development. There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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***  
Planting along the boundaries of the Parcel could help to contain any development. This would be particularly important on the western boundary of the Parcel, to help form a defined edge to the extended village.
- ***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 difficult to access. Any access would need to be either from Ullesthorpe Road or Ashby Lane but would have to pass through either Parcel 8 or Parcel 10 first. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Ashby Lane to the east and also the Bitteswell Conservation Area to the south east.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Bitteswell Conservation Area is located to the south east of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 10 - Lutterworth

Size = 7.54Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		1	0	1	2	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		2	1	1	1	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	1	2	3	0	31
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	1	2	3	0	36

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 10 - Lutterworth

### General Commentary

- Land Parcel 10 is located to the north west of Bitteswell village, with Ashby Lane to the east of it. The landform is relatively flat and the Parcel is situated on a plateau area. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel is located to the north of Bitteswell Conservation Area. The eastern boundary of the Parcel, along Ashby Lane, is a thick belt of trees and shrubs. From Ashby Lane the northern boundary appears to be a tall hedgerow with several large mature trees in it. The southern and western boundaries were not visible from any publicly accessible locations, but appear to be varied hedgerows with some hedgerow trees as seen from available aerial photographs.
- The land within this Parcel cannot be seen from any publicly accessible locations. The land use has therefore been observed from aerial photography. The Parcel appears to contain mown grassland with some areas that appear to be golf greens. There is also a large lake with mature trees around it and a driveway to Ash Tree Farm with a young avenue of trees along it. There are three separate fields within the Parcel, divided by hedgerows and tree belts.
- Views into the Parcel are very limited. There is a glimpsed view from the entrance to Ash Tree Farm, along Ashby Lane. The remainder of the Parcel is enclosed by vegetation or has no public access and cannot be seen from public viewpoints. There are views into the Parcel from Ash Tree Farm but limited views from other properties.
- Any proposed development within the Land Parcel could relate to Bitteswell village. It would not relate to Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel and within it, along with any hedgerow trees, should be retained where possible but could be replaced with appropriate planting. In particular the strong belt along Ashby Lane should be retained, with any access from Ashby Lane seeking to minimise vegetation loss within sight lines. The vegetation around the lake should also be retained where possible.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no current rights of way through the Parcel that would need to be retained. The access to Ash Tree Farm would need to be retained or a different access from Ashby Lane created.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Planting along the boundaries of the Parcel could help to contain any development. This would be particularly important on the northern and western boundaries of the Parcel, to help form a defined edge to the extended village.
- ***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 from Ashby Lane. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Ashby Lane and with Ash Tree Farm.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Bitteswell Conservation Area is located to the south of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The lake could also be conserved as part of an open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 11 - Lutterworth

Size = 17.68Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB &amp; RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium Low**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 11 - Lutterworth

**General Commentary**

- Land Parcel 11 is located to the south west of Bitteswell village and gently slopes towards a watercourse to the west and Bitteswell Brook to the south. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. Part of the Parcel falls within the Bitteswell Conservation Area. The whole Parcel falls within the Separation Area between Lutterworth, Bitteswell and Magna Park. This designation is intended to prevent coalescence of settlements but also to protect the openness of the countryside. Much of the western boundary of this Parcel is not defined on the ground at present. The northern boundary of the Parcel is formed by a low clipped hedgerow along Ullesthorpe Road and Woodby Lane. The eastern boundary is very varied. It includes rear garden boundaries that comprise a mixture of hedges, tree belts and fencing, as well as more open boundaries around Valley Farm and nearby properties. The southern boundary is formed by Bitteswell Brook and the varied vegetation along it.
- The land within the parcel is currently mainly pastoral grazing land. The majority of the Parcel is part of one very large field that wraps around the south west of Bitteswell. An area at the centre of the Parcel is enclosed by clipped hedgerows with mature hedgerow trees, with an adjacent area enclosed by post and wire fencing. There is also an area adjacent to the south west corner of the village that is enclosed by post and rail fencing. There may have been ridge and furrow in some areas of the Parcel but it is not as prominent a feature as in some other Parcels.
- A public footpath runs through the centre of the Parcel, from the end of Valley Lane towards Magna Park. The northern most part of the Parcel is very visible from Woodby Lane and Ullesthorpe Road and there are views of the southern part of the Parcel from Brookfield Way to the south. Some existing properties on the northern edge of Lutterworth would have views into this parcel, particularly along Brookfield Way. There would also be some views from properties on the edge of Bitteswell village.
- Development of the Parcel would potentially compromise the separation between the two settlements of Bitteswell and Lutterworth. The greatest impact would be if development occurred in the south of the parcel.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium low capacity to accommodate development. Given the visibility of the Parcel from the surrounding area and its limited associations with existing urban areas it is not considered appropriate to develop Land Parcel 11. Development within this Land Parcel would also be within the designated Separation Area.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 12 - Lutterworth

Size = 2.24Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		1	1	0	2	0	13
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	2	0	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	2	2	0	32
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	3	2	2	0	37

**Overall Capacity Range = High**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 12 - Lutterworth

**General Commentary**

- Land Parcel 12 is located to the west of Bitteswell village. The landform is relatively flat and located on a plateau area. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. Part of the Parcel falls within the Bitteswell Conservation Area. The whole Parcel falls within the Separation Area between Lutterworth, Bitteswell and Magna Park. The boundaries of the Parcel vary from a post and wire fence along part of the western boundary, to clipped hedges and tree belts along parts of the eastern boundary and post and rail or close board fences in southern parts of the Parcel.
- Landuse within this Parcel is also varied, containing areas of sheep grazing, parts or rear gardens, parts of the primary school playing field and parts of the yard and self storage business associated with Valley Farm. The numerous small parts of the Parcel are divided by a mixture of different fences and hedges.
- Views into the Parcel are variable. There are open views of parts of the Parcel from the public footpath that runs through Parcel 11, as well as some views from Ullesthorpe Road and Woodby Lane. There are also private views into the Parcel from the rear of properties along Ullesthorpe Road and Valley Lane, within Bitteswell Conservation Area.
- Any proposed development within the Land Parcel could relate well to Bitteswell village. It would not relate to Lutterworth.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have high capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and mature trees along garden boundaries and within the Parcel should be retained where possible although the hedgerows could be replaced with appropriate planting if necessary.
- ***Important views to be retained***  
The setting of the Conservation Area should be considered during the design of any proposed development.
- ***Retention of existing routes through the site***  
There are no public footpaths through the Parcel that would need to be retained. Access to Valley Farm would need to be kept if the Farm remains.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Planting along the boundaries of the Parcel could help to contain any development, particularly along the western boundary.
- ***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 from Ullesthorpe Road, along the existing access to Valley Farm. Any development within this Land Parcel would need to pay careful attention to the interface with the Bitteswell Conservation Area to the east.
- ***Building materials***  
Bitteswell Conservation Area is located immediately to the south east of the Parcel. Any development within this Parcel will need to reflect the design and materials used on properties within the village. There is a mixture of different styles and ages of buildings within the village, including Georgian red brick buildings and earlier buildings with exposed timbers, render and wattle and daub. A number of properties

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**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

have decorative ridge tiles, stone quoining around windows and sash windows. Red brick boundary walls with blue brick coping are also a feature of a number of properties.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development, but larger open spaces would be difficult due to the size of the Parcel.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 13 - Lutterworth

Size = 11.24Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	2	2	0	10
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		0	0	2	0	3	9
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	4	2	3	19
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	4	2	3	24

**Overall Capacity Range = Low**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 13 - Lutterworth

**General Commentary**

- Land Parcel 13 forms part of the lower valley slopes of Bitteswell Brook, to the south east of Bitteswell. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The whole Parcel falls within the Separation Area between Lutterworth and Bitteswell. This designation is intended to prevent coalescence of settlements but also to protect the openness of the countryside. Part of the Parcel falls within the Bitteswell Conservation Area. Bitteswell Brook flows through the centre of the parcel and has mature vegetation along its corridor with occasional gaps. The northern boundary of the Parcel is formed by rear garden boundaries of properties in Bitteswell. These include hedgerows with trees and fences. The north eastern boundary is formed by a mature tree belt with a hedgerow along its base in parts but not for its entirety. The eastern boundary, along Bitteswell Road, is another tree belt with a hedgerow at its base, except in the south east corner where the boundary is a clipped hedgerow. This clipped hedgerow continues along the southern boundary of the Parcel. The western boundary is mainly a clipped hedgerow with occasional mature trees, although there are more trees in the south west.
- The land within the parcel is currently mainly grazing land. There are horses in the southern most area of the Parcel. The remainder of the Parcel is divided by vegetation along Bitteswell Brook, but was not being grazed at the time of the survey work. There is also a small area in the north west corner of the Parcel that is enclosed by tall vegetation. Part of this area comprises the rear gardens of relatively new residential properties.
- A public footpath runs through the Parcel, from between two properties on Valley Road in the north to Brookfield Way in the south. Properties along and users of Bitteswell Road and Brookfield Way have views into the Parcel, particularly from upper storeys. There would also be views into the parcel from properties along Valley Lane in Bitteswell, within Bitteswell Conservation Area.
- Development of the Parcel would compromise the separation between the two settlements of Bitteswell and Lutterworth, causing complete coalescence.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have low capacity to accommodate development. Given the visibility of the Parcel from the surrounding area, the limited scope for mitigation and the likely complete coalescence of Bitteswell and Lutterworth it is not considered appropriate to develop Land Parcel 13. The only exception to this may be the small enclosed area in the north west of the Parcel. Development within this Land Parcel would also be within the designated Separation Area.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 14 - Lutterworth

Size = 3.40Ha

Landscape Character Area = Lutterworth Lowlands – Bitteswell Historic Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium Low**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 14 - Lutterworth

**General Commentary**

- Land Parcel 14 forms part of the lower valley slopes of Bitteswell Brook, to the south east of Bitteswell. It is within the Lutterworth Lowlands – Bitteswell Historic Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The whole of the Parcel falls within the Separation Area between Lutterworth and Bitteswell. Part of the Parcel falls within the Bitteswell Conservation Area. Bitteswell Brook flows through the centre of the parcel and has mature vegetation along its corridor with occasional gaps. The eastern and north eastern boundaries of the parcel, along Bitteswell Road and Lutterworth Road, are defined by a dense tree belt. The southern boundary with Parcel 13 is delineated by a mature tree belt with a hedgerow along its base in parts but not for its entirety. The remaining boundaries are not visible from public locations. From aerial photography they would appear to comprise a mix of hedges, tree belts and fence lines along rear garden boundaries.
- The land within the parcel is also difficult to view from public locations. From available aerial photographs it would appear to consist of three fields of pasture and areas of rear garden. Hedgerows and vegetation along Bitteswell Brook divide up the Parcel.
- There are limited views into the Parcel from public and private locations. There are glimpsed views through the tree belt along Bitteswell Road and Lutterworth Road. There are also likely to be some views from properties within the eastern part of the Bitteswell Conservation Area.
- Development of the Parcel would compromise the separation between the two settlements of Bitteswell and Lutterworth, causing complete coalescence.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium low capacity to accommodate development. Given the small scale nature of the Parcel, the limited scope for mitigation and the likely complete coalescence of Bitteswell and Lutterworth it is not considered appropriate to develop Land Parcel 14. Development within this Land Parcel would also be within the designated Separation Area.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 15 - Lutterworth

Size = 11.53Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary	✓					5
	<b>Sub Total</b>		1	1	1	1	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	2	1	2	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	2	3	0	29
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	2	3	0	34

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 15 - Lutterworth

### General Commentary

- Land Parcel 15 is located to the south of Bitteswell village and Bitteswell Brook, and to the north west of Lutterworth and Brookfield Way. The landform slopes gently towards Bitteswell Brook to the north west. It is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The whole Parcel falls within the Separation Area between Lutterworth, Bitteswell and Magna Park. The northern and western boundary of the Parcel is formed by vegetation along Bitteswell Brook. The southern boundary with Parcel 16 is a maturing hedgerow/tree belt. The north eastern boundary with Parcel 13 is formed of tree groups and the eastern boundary, along Brookfield Way, is generally a tall unmanaged hedgerow with some gaps colonised by bramble.
- The land within this Parcel is currently unmanaged. Within the eastern portion of the Parcel, comprising five separate fields divided by hedges or fences, there is a substantial amount of regenerating self-set vegetation and woodland. There is also a balancing pond/lake within this part of the Parcel, surrounded by low chain link fencing. The western portion of the Parcel, comprising a further five individual fields, is also unmanaged but is ore open. There are large areas of rank grassland, as well as damp areas and a spring.
- Views into the Parcel are relatively limited. Views from Brookfield Way are occasional and glimpsed. Many of the houses in Lutterworth are sideways on to the Parcel with limited windows looking towards it. There are also glimpsed views from Lutterworth Country Park (Parcel 16) and from the public footpath that runs through Parcel 11 to the north.
- Any proposed development within the Land Parcel could relate to Lutterworth. It would not relate to Bitteswell. However, development of the Parcel would reduce the separation between the two settlements of Bitteswell and Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel should be retained where possible. Some internal hedgerows could be retained but could also be replaced with appropriate planting. Vegetation along Bitteswell Brook should be retained.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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***  
Planting along the boundaries of the Parcel, particularly along Bitteswell Brook, could help to contain any development and define a new edge to Lutterworth.
- ***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 from Brookfield Way. Any development within this Land Parcel would need to pay careful attention to the interface with Brookfield Way and the flood zone associated with Bitteswell Brook.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of Land Parcel 15 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of Bitteswell Brook and the balancing pond/lake should also be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 16 - Lutterworth

Size = 7.19Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary		✓				4
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	1	2	1	1	13
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	5	2	1	24
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	5	2	1	29

**Overall Capacity Range = Medium Low**

## **Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 16 - Lutterworth

### **General Commentary**

- Land Parcel 16 is Lutterworth Country Park and forms part of the lower valley slopes of Bitteswell Brook. It is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The whole Parcel falls within the Separation Area between Lutterworth and Magna Park. Bitteswell Brook flows along the western boundary of the Parcel and has mature vegetation, including tall willows, along its corridor with very few gaps. The northern and southern boundaries of the Parcel are mature hedgerows that have been reinforced in places by new planting associated with the Country Park. The eastern boundary is more open, being formed by a footpath and verge associated with Brookfield Way and a post and rail fence.
- The land within the parcel is used for recreational purposes. The Country Park contains open grassland, blocks of tree planting, formal surfaced paths, informal surfaced and grass paths, a balancing pond and a small car park. The Country Park appears to be well maintained and includes facilities such as picnic benches. There are low voltage overhead cables running through the Parcel.
- The whole Parcel is publicly accessible and is heavily used by dog walkers. There are also open views into the Parcel from Brookfield Way and many of the properties to the east of Brookfield Way face into the Country Park.
- Development of the Parcel could relate well to the existing residential development on the western edge of Lutterworth. It would, however, bring the edge of Lutterworth closer to Magna Park.

### **Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium low capacity to accommodate development. Given the recreational value of the Country Park and its consequential public visibility it is not considered appropriate to develop Land Parcel 16. Development within this Land Parcel would also be within the designated Separation Area.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 17 - Lutterworth

Size = 15.18Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary		✓				4
	<b>Sub Total</b>		1	1	1	1	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary		✓				4
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		0	1	3	0	1	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	4	1	1	28
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	2	4	1	1	33

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 17 - Lutterworth

### General Commentary

- Land Parcel 17 is located to the south west of Lutterworth, with Brookfield Way to the east and Coventry Road/A4303 to the south of it. The landform slopes gently towards Bitteswell Brook to the west. It is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The whole Parcel falls within the Separation Area between Lutterworth and Magna Park. The northern boundary of the Parcel is formed by a mature hedgerow that has been reinforced in places by new planting associated with the Country Park in Parcel 16. The eastern boundary is largely open and delineated by a footpath and verge associated with Brookfield Way and a post and rail fence. The southern boundary is a tall hedgerow with a wooded area in the south east corner and the western boundary is formed by tall vegetation along Bitteswell Brook.
- The land within this Parcel is currently arable farmland. The two separate fields within it are large scale and separated by low clipped hedgerows with very occasional hedgerow trees. There are low voltage overhead cables running through the Parcel.
- Views into the Parcel are fairly extensive. There are open views into the Parcel from Brookfield Way, although many of the properties to the east of the road do not face out over Parcel 17. There are panoramic views from the Parcel towards Magna Park to the west. There is also a public footpath running east-west through the Parcel, which is heavily used by dog walkers.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated from the existing urban edge by Brookfield Way.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Good transport links may also make commercial or industrial development appropriate, particularly given the existing Employment Uses allocation to the east. Development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The vegetation along Bitteswell Brook should be retained as far as possible. The vegetation along the northern and southern boundaries should also be retained to create separation between Parcel 17, the A4303 and Lutterworth Country Park.
- ***Important views to be retained***  
Panoramic views across the valley of Bitteswell Brook are currently possible. Some of these views, although potentially more contained, could be retained.
- ***Retention of existing routes through the site***  
A public footpath cuts through the centre of the Parcel. This would need to be considered as part of any development.
- ***Ground modelling***  
Significant ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Reinforcement of the existing planting along the northern, southern and western boundaries would help to contain any proposed development. Planting along the eastern boundary could be less extensive to allow visual connections with the existing residential areas of Lutterworth.
- ***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.

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***

A development in this location would need to be accessed from Brookfield Way. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Brookfield Way to the east, the Country Park to the north and the flood zone associated with Bitteswell Brook.

- ***Building materials***

Buildings in the vicinity of Land Parcel 17 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing hedgerows and vegetation within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of Bitteswell Brook and the woodland in the south east corner of the Parcel should also be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 18 - Lutterworth

Size = 20.93Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	2	1	0	1	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	1	1	29
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	3	1	1	34

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 18 - Lutterworth

### General Commentary

- Land Parcel 18 is located to the south west of Lutterworth, south of the A4303. The landform slopes towards Bitteswell Brook on the western boundary and a tributary watercourse on the south eastern boundary. It is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel wraps around Fairacres Travelling Showmen's site, including it's proposed extension, and Land Parcel 19. The boundary with Fairacres is formed by a change in level and around Parcel 19 is formed by low clipped hedgerows. The remainder of the northern boundary is formed by the cutting slope and vegetation associated with the A4303. The south eastern boundary is formed by a tributary of Bitteswell Brook that is lined by variable vegetation. The southern boundary is a low clipped boundary and the eastern boundary is Bitteswell Brook with very limited vegetation along it.
- The land within this Parcel is currently a mix of arable land, land used for hay crops and grazing land. The three fields in the eastern part of the Parcel are currently grazed, although this has been largely established through the use of aerial photography due to the lack of public views into this part of the Parcel, with intermittent hedgerows dividing them. The boundary between these and the six arable/hay crop fields to the west is a clipped hedgerow. There is also evidence of ridge and furrow and historic earthworks on the aerial photographs for the eastern part of the Parcel. The arable/hay crop fields are divided by low clipped hedges.
- Views into the Parcel are variable. There are limited views from the A4303 and there are no public footpaths through or close to the Parcel. There are some views from Moorbarns Lane to the south east, which continues as a bridleway to the south of the Parcel. There are views into the Parcel from Fairacres.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the slight separation from existing residential development, residential, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel and within it are generally poor and could be replaced with appropriate planting. Vegetation along the A4303 should be retained.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***  
There may be a need for some ground modelling in this location, given the earthworks that have been necessary for the extension to the adjacent Fairacres site. This should be kept to a minimum and should be integrated within any layout to reduce visual impacts. There may also be the loss of ridge and furrow and some historic earthworks.
- ***Additional planting***  
Extensive additional planting would be required to integrate any proposed development into the surrounding landscape, particularly along Bitteswell Brook and its tributary.
- ***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.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Development layout***

A development in this location would need to be accessed from the A4303. Any development within this Land Parcel would need to pay careful attention to the interface with the Fairacres Travelling Showmen's site and the A4303, as well as the flood zone associated with Bitteswell Brook.

- ***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 vicinity of the Land Parcel. However, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

The corridor of Bitteswell Brook and its tributary along the south east boundary of the Parcel should be integrated within open space and could form green infrastructure/open space corridors around any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 19 - Lutterworth

Size = 3.13Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		1	2	1	0	0	16
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	1	0	1	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	4	2	0	1	33
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	4	2	0	1	38

**Overall Capacity Range = High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 19 - Lutterworth

### General Commentary

- Land Parcel 19 is located to the south west of Lutterworth, south of the A4303. The landform is relatively flat and forms a plateau area above the A4303. It is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel is enclosed by Parcel 18 to the east and west, with boundaries formed by low clipped hedges. To the south is Fairacres Travelling Showmen's site, with the boundary formed by a taller hedgerow. The northern boundary is formed by the cutting slope and vegetation associated with the A4303.
- The Parcel is a single arable field of large to medium scale.
- Views into the Parcel are relatively limited. There are occasional glimpsed views into the Parcel through vegetation along the A4303. There is no public access into or around the Parcel. There would be some views into the Parcel from Fairacres.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have high capacity to accommodate development. Given the slight separation from existing residential development, residential, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel are generally poor and could be replaced with appropriate planting. Vegetation along the A4303 should be retained.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no public rights of way through the Parcel that would need to be retained. The access to Fairacres would need to be retained.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from the A4303. Any development within this Land Parcel would need to pay careful attention to the interface with the Fairacres Travelling Showmen's site and the A4303.
- ***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 vicinity of the Land Parcel. However, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.
- ***Open space provision and green infrastructure***  
Existing hedgerows around the Parcel and vegetation along the A4303 could form green infrastructure/open space corridors around any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 20 - Lutterworth

Size = 8.74Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		1	1	2	0	0	15
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	1	1	1	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	2	3	1	0	34
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	2	3	1	0	39

**Overall Capacity Range = High**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 20 - Lutterworth

**General Commentary**

- Land Parcel 20 is located to the south of Lutterworth, with the A4303 to the north and Moorbarns Lane to the east of it. The landform is relatively flat and forms a plateau area above the A4303, although the northern western side of the Parcel does slope towards a tributary of Bitteswell Brook. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is formed by vegetation on the cutting slope of the A4303. The eastern boundary, along Moorbarns Lane, has a tall hedgerow or tree belt along it, as does the south western boundary. Where the Parcel wraps around Land Parcel 21, which is located to the west, the boundary is formed by scrubby regenerating vegetation. The western boundary is formed by the watercourse, which has patchy vegetation along it.
- The majority of this Parcel is a single large arable field. There is also a smaller field in the south of the Parcel, which is used for grazing or hay crops. The boundary between these two fields is a tall hedgerow with occasional trees and the access track to Land Parcel 21 also follows the southern side of this hedgerow.
- There are glimpsed views into this Parcel from the A4303 and through gaps in the hedgerow along Moorbarns Lane. There are also open views into the southern part of the Parcel from the access track to Parcel 21. There does not appear to be any private properties that would have views into the Parcel.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have high capacity to accommodate development. Given the slight separation from existing residential development, residential, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Vegetation along the A4303 should be retained. Tall hedgerows along Moorbarns Lane should also be retained where possible.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no public rights of way through the Parcel that would need to be retained. The access to the Leicestershire County Council Recycling and Household Waste Site in Parcel 21 would need to be retained.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Planting along the tributary of Bitteswell Brook would help to strengthen this corridor and integrate any proposals. Strengthening of the planting on other boundaries would also be beneficial.
- ***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 from either the A4303 or Moorbarns Lane. Any development within this Land Parcel would need to pay careful attention to the interface with the A4303, the recycling centre in Parcel 21 and the corridor of the watercourse.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 20 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of the Bitteswell Brook tributary should be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 21 - Lutterworth

Size = 1.78Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB &amp; RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary	✓					5
	<b>Sub Total</b>		1	0	2	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	1	0	2	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	3	1	2	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	1	3	1	2	32

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 21 - Lutterworth

**General Commentary**

- Land Parcel 21 contains a Leicestershire County Council Recycling and Household Waste Site, which was formerly a landfill site. The landform slopes gently towards a watercourse to the north west. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel abuts Parcel 18 to the north west and Parcel 20 to the east. The boundaries of the Parcel are generally formed by scrubby regenerating vegetation, which is denser to the east and more open to the west. Vegetation along the watercourse is particularly patchy.
- The centre of this Parcel is currently used as a Recycling and Household Waste Site, which includes numerous skips and recycling receptacles, as well as parking areas and hardstanding. The remainder of the Parcel is made-up ground, some of which has a gravelled surface and some of which is becoming grassed over and has regenerating vegetation on it.
- The centre of the Parcel is publicly accessible during the opening hours of the recycling centre. From this area there are views out into the rest of the Parcel. Views of the Parcel from publicly accessible locations in the surrounding area are limited. There would be some views from Fairacres Travelling Showmen's site but no other private views of the Parcel.
- Any proposed development within the Land Parcel would not relate well to Lutterworth and would be separated by the A4303 and Parcels 18 and 20.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium capacity to accommodate development. Given the existing use of part of the Parcel, commercial or industrial uses may be more appropriate within the Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The vegetation around the perimeters of the Parcel could be retained but could also be replaced with appropriate planting.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are currently no public rights of way through the Parcel. Access to the Recycling and Household Waste Site would need to be retained if the use is to continue.
- ***Ground modelling***  
Some ground modelling may be necessary within this Parcel, to accommodate changes in level between the recycling centre and the surrounding landform. However, there would need to be some regard to the former use of the Parcel.
- ***Additional planting***  
Planting along the boundaries of the Parcel could help to contain 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.
- ***Development layout***  
A development in this location would need to be accessed from Moorbarns Lane, along the existing access track. Any development within this Land Parcel would need to pay careful attention to the interface with the Recycling and Household Waste Site if it remains. The watercourse along the north west boundary would also need to be considered.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 21 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, older buildings within Lutterworth include late Georgian and early Victorian brick

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

The corridor of the Bitteswell Brook tributary should be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 22 - Lutterworth

Size = 0.89Ha

Landscape Character Area = Lutterworth Lowlands – Magna Park Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		3	1	0	1	0	21
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	2	2	2	0	33
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	2	2	2	0	38

**Overall Capacity Range = High**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 22 - Lutterworth

**General Commentary**

- Land Parcel 22 is a small area of land located to the south of Lutterworth, between the existing southern edge of the town and the A4303. Given its location between the road and the edge of Lutterworth it is difficult to view the Parcel from public locations, but from ordnance survey mapping the landform appears to be gently sloping and elevated above the A4303. The Parcel is within the Lutterworth Lowlands – Magna Park Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is formed by the boundaries of rear gardens along Cunningham Drive. These are predominantly close board fences, although some gardens also contain vegetation against the boundary. The western boundary appears to be a thick hedgerow or tree belt. The southern boundary has an earth mound along it, with the vegetated cutting slope of the A4303 to the south of it.
- The land within this Parcel appears to be rough grassland or managed as a hay crop from aerial photography of the Parcel. The Parcel is a single triangular field.
- Views into the Parcel are limited. There is no public access to the Parcel and the cutting slope and mounding to the south of the Parcel prevent views from the A4303. There are some views into the Parcel from the rear of properties along Cunningham Drive, particularly from upper storeys.
- Any proposed development within the Land Parcel could relate to the existing urban edge of Lutterworth.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have high capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Existing vegetation and mounding along the A4303 should be retained for its screening and noise mitigation properties.
- ***Important views to be retained***  
There are currently limited views into the Parcel.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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, other than modifications to the mounding or cutting slopes to the south of the Parcel.
- ***Additional planting***  
Reinforcement of the existing planting along the boundaries of the Parcel could help to contain any 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***  
A development in this location would need to be accessed between houses on Cunningham Drive or through land to the west. Access directly from the A4303 would be difficult due to the cutting slope. Any development within this Land Parcel would need to pay careful attention to the interface with properties along Cunningham Drive and the presence of the A4303 to the south.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 22 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, older buildings within Lutterworth include late Georgian and early Victorian brick

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing vegetation along the A4303 should be retained and could form a green infrastructure/open space corridor around any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 23 - Lutterworth

Size = 4.87Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 23 - Lutterworth

### General Commentary

- Land Parcel 23 is located to the south of Lutterworth, with the A4303 Lutterworth Road to the south and Rugby Road to the east. The landform slopes gently towards the River Swift, which runs north east to south west through the Parcel. An area in the west of the Parcel is more steeply sloping. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The Parcel abuts the southern boundary of Lutterworth Conservation Area. The northern and north western boundaries of the Parcel are a combination of trees, clipped hedges of both native and ornamental species and fence lines. The eastern boundary, along Rugby Road, is a native hedgerow with some hedgerow trees and some gaps.
- The land within this Parcel is currently rough grassland or grazed by either horses or cows. There are five separate fields within the Parcel, two larger grazing fields to the east which are divided by the River Swift and the tall vegetation along it. The three smaller fields in the west of the Parcel are divided by a combination of tall hedgerows/tree belts and fence lines.
- Views into the Parcel are variable. There are open views from a public footpath through the south eastern corner of the Parcel and from some locations along the eastern boundary. There are also views into some areas of the Parcel from the A4303 and from properties to the north of the Parcel, including a small number at the southern end of the Lutterworth Conservation Area.
- Any proposed development within the Land Parcel could relate to Lutterworth.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. There is also a hotel located to the east of the Parcel, so similar uses may be appropriate. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows within and around the perimeters of the Parcel should be retained where possible and strengthened where there are gaps. The vegetation along the River Swift should also be retained.
- ***Important views to be retained***  
There are limited views into the Parcel, but views from residential properties to the north should be considered. The setting of the Conservation Area should also be considered during the design of any proposed development.
- ***Retention of existing routes through the site***  
A public footpath cuts through the south eastern corner of the Parcel. This would need to be considered as part of any development.
- ***Ground modelling***  
Extensive ground modelling is unlikely to be appropriate in this location. There may be some requirement for ground modelling due to the sloping landform.
- ***Additional planting***  
Reinforcement of the existing planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Rugby Road or the private road Hill Drive. Any development within this Land Parcel would need to pay careful attention to the interface with the Lutterworth Conservation Area to the north east and existing properties to the north, to the flood zone associated with the River Swift and the boundaries with the A4303 and Rugby Road.

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**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

The north eastern part of the Parcel is adjacent to Lutterworth Conservation Area. Older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing trees and hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of the River Swift should also be integrated within open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 24 - Lutterworth

Size = 6.52Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors =JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		2	0	1	2	0	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	0	5	2	0	29
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	0	5	2	0	34

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24 - Lutterworth

### General Commentary

- Land Parcel 24 located to the south of Lutterworth, with the A4303 Lutterworth Road to the north and Moorbarns Lane to the west. The landform slopes gently towards the River Swift to the south east. It is within the Lutterworth Lowlands – River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is a well managed hedgerow with vegetation on the cutting slope of the A4303 to the north. The eastern boundary appears to be a fence line from aerial photographs, although vegetation within the Parcel prevents views of the eastern boundary from the west of the Parcel. The southern boundary of the Parcel, adjacent to Parcel 25, is a young managed hedgerow. The western boundary is a low clipped hedgerow with very occasional hedgerow trees.
- The land within this Parcel is partly arable and partly rough grass or pasture. The southern area of the Parcel is a medium to large arable field, separated from the remainder of the Parcel by hedgerows of varying heights. The grassed areas are smaller but also contain variable hedgerows. An access track to the golf course runs along the northern boundary.
- Views into the Parcel are limited to those from Moorbarns Lane. These are views over the boundary hedgerows or through gaps in these hedges. There may also be some views into the Parcel from the adjacent golf course.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the slight separation from existing residential development, residential, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows within and around the perimeters of the Parcel should be retained where possible. Vegetation on the cutting slope of the A4303 should also be retained.
- ***Important views to be retained***  
There are views into the Parcel from Moorbarns Lane to the north east, but there are no specific views to the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
There are currently no public rights of way through the Parcel. Access to the golf course may need to be retained if the use is to continue.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Planting along the boundaries of the Parcel could help to contain any development, particularly along the boundaries of the golf course.
- ***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 from Moorbarns Lane as access up the cutting slope from the A4303 would be difficult. Any development within this Land Parcel would need to pay careful attention to the interface with the golf course, if the golf course remains operational, as well as the boundary with the busy A4303.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of Land Parcel 24 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 25 - Lutterworth

Size = 48.06Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB &amp; RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	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
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	1	1	0	18
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	3	2	0	35

**Overall Capacity Range = Medium High**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 25 - Lutterworth

### General Commentary

- Land Parcel 25 is Lutterworth Golf Course and is located to the south of Lutterworth, with the A4303 Lutterworth Road to the north, the A426 Rugby Road to the east and Moorbarns Lane to the west. The landform slopes gently towards the River Swift running through the centre of the Parcel, dividing the Parcel into two. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is delineated by vegetation along the A4303 and the eastern boundary by vegetation along the A426. The southern boundary to the east of the River Swift is a tall hedgerow or tree belt with a gap at its eastern end. To the west of the River Swift, there is vegetation along the river and young vegetation along the remainder of the boundary. The western boundary is more varied with a combination of tall and clipped hedges and fences.
- The Parcel is currently an 18 hole golf course with associated club house and parking. There is also a practice range in the north eastern part of the Parcel. There are belts of young woodland planting around the perimeters of the course and between fairways.
- Views into the Parcel are generally only glimpsed, other than open views from a public footpath through the centre of the Parcel. The whole of the Parcel is accessible to members of the golf club. There is also an individual property, 'San Raquel', within the eastern boundary of the Parcel.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium high capacity to accommodate development. Given the slight separation from existing residential development, residential, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows within and around the perimeters of the Parcel and vegetation along the main roads should be retained where possible and strengthened where there are gaps. The vegetation along the River Swift should also be retained. Some of the belts of woodland planting could also be incorporated into any proposed development.
- ***Important views to be retained***  
There are limited views into the Parcel, other than from the public footpath through the Parcel, and no specific views to the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
A public footpath cuts through the centre of the Parcel. This would need to be considered as part of any development.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Enhanced planting along the boundaries of the Parcel would help to contain any 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.
- ***Development layout***  
A development in this location could be accessed from the A4303 or the A426. The current golf course has an access from the A426. Any development within this Land Parcel would need to pay careful attention to the flood zone associated with the River Swift, as well as the boundary with the busy A4303 and A426 and the interface with the property 'San Raquel'.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

- ***Building materials***

Buildings in the vicinity of Land Parcel 25 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of the River Swift should also be integrated within open space. Existing young tree belts could also form part of an open space or green infrastructure network.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 26 - Lutterworth

Size = 4.82

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors =JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	2	1	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		2	1	0	1	1	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	1	2	1	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	3	1	2	1	35

**Overall Capacity Range = Medium High**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 26 - Lutterworth

**General Commentary**

- Land Parcel 26 is located to the south east of Lutterworth, with the M1 to the east, the A4303 Lutterworth Road to the north, a disused railway line to the west and Swinford Road to the south. The landform is largely a plateau, although the northern part of the Parcel slopes towards the A4303. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary is formed by a hedgerow and dense planting along the A4303. The eastern boundary is similarly formed by a hedgerow and planting associated with the M1. The southern boundary is formed by a low clipped hedgerow. The western boundary has mature tree belts along it, associated with the disused railway line.
- The land within this Parcel is a single large arable field.
- There is no public access into this Parcel. There are glimpsed views from the M1 and from higher ground to the north, as well as views from the south. There are no private views into the Parcel.
- Any proposed development within the Land Parcel could relate to Lutterworth but would be separated by the A4303.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium high capacity to accommodate development. Given the slight separation from existing residential development and the proximity to the M1, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and planting around the perimeters of the Parcel should be retained where possible. The mature vegetation along the disused railway line should be particularly retained.
- ***Important views to be retained***  
Although there are views into this Parcel, none are considered to be essential to retain.
- ***Retention of existing routes through the site***  
There are no current routes through the Parcel, 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***  
Enhanced planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Swinford Road to the south. Any development within this Land Parcel would need to pay careful attention to the interface with the A4304 and the M1.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 26 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel, although the proximity to the M1 may make more domestic scale detailing inappropriate.

## **Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

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

Existing hedgerows around the Parcel could form green infrastructure/open space corridors around any proposed development. The corridor of the disused railway could be conserved as an open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 27 - Lutterworth

Size = 12.53Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors =JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	3	0	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		2	0	0	1	2	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	3	1	2	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	1	3	1	2	32

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 27 - Lutterworth

### General Commentary

- Land Parcel 27 is located to the south east of Lutterworth, with the M1 to the east, Swinford Road to the north and the A426 to the west, with a disused railway line in the west of the Parcel. The landform is gently sloping from a minor crest through the centre of the Parcel. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The eastern boundary is formed by a hedgerow and dense planting along the M1, although this becomes less dense to the south of the boundary and the hedgerow is replaced by a post and rail fence. The northern boundary is a low clipped hedgerow with occasional hedgerow trees. The western boundary has mature tree belts along it, associated with the disused railway line, with a hedgerow associated with the A426 to the south. The southern boundary is partly formed by a highways maintenance access over the motorway, partly by a farm access and partly by scrubby vegetation.
- The land within this Parcel is currently managed as a hay crop. The Parcel comprises of three separate fields, separated by hedgerows and the vegetation along the disused railway line. There is one large field and two smaller ones.
- Views into the Parcel are possible from the M1 and the minor roads around the Parcel. There are also views from a public footpath through the centre of the Parcel. There are no private views into the Parcel.
- Any proposed development within the Land Parcel would not relate well to existing urban areas.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the separation from existing residential development and the proximity to the M1, commercial or industrial development could be appropriate in this Land Parcel. Any development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and planting around the perimeters of the Parcel should be retained where possible. The mature vegetation along the disused railway line should be particularly retained.
- ***Important views to be retained***  
Although there are views into this Parcel, none are considered to be essential to retain.
- ***Retention of existing routes through the site***  
A public footpath cuts through the centre of the Parcel. This would need to be considered as part of any development.
- ***Ground modelling***  
Ground modelling is unlikely to be necessary or appropriate in this location.
- ***Additional planting***  
Enhanced planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Swinford Road to the north. Any development within this Land Parcel would need to pay careful attention to the interface with the M1.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 27 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

features could be incorporated into any buildings erected within this Land Parcel, although the proximity to the M1 may make more domestic scale detailing inappropriate.

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

Existing hedgerows around the Parcel could form green infrastructure/open space corridors around any proposed development. The corridor of the disused railway could be conserved as an open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 28 - Lutterworth

Size = 6.78Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		2	0	0	1	2	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	2	2	2	26
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	1	2	2	2	31

**Overall Capacity Range = Medium**

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 28 - Lutterworth

**General Commentary**

- Land Parcel 28 is located to the east of Lutterworth, with the M1 to the east and the A4303 Lutterworth Road to the south. The landform slopes gently towards the River Swift, which flows east west through the centre of the Parcel. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The northern boundary of the Parcel is delineated by a track that is also a public footpath. The eastern boundary, along the M1, is densely vegetated with woodland blocks. The southern boundary, along the A4303, is a loose hedgerow/belt of tree and shrub planting. The western boundary has mature tree belts along it, associated with a disused railway line.
- The land within this Parcel is currently rough grass with informal public access. The Parcel is two separate fields, divided by the River Swift and the vegetation along it. There is also a small factory/works in the southern field, on the western boundary of the Parcel.
- There are views into the northern part of the Parcel from public footpaths along the northern boundary and from the A4303 to the south, as well as informal public access within the northern field. There are fewer views into the southern part of the Parcel.
- Any proposed development within the Land Parcel could relate to Lutterworth, although the disused railway line does form a barrier to the existing urban edge.

**Comments on suitability for development and mitigation measures:**

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows around the perimeters of the Parcel should be retained where possible. The mature vegetation along the disused railway line should be particularly retained, as should vegetation along the River Swift.
- ***Important views to be retained***  
Although there are views into this Parcel, none are considered to be essential to retain.
- ***Retention of existing routes through the site***  
A public footpath runs along the northern boundary of the Parcel. This would need to be considered as part of any development.
- ***Ground modelling***  
Extensive ground modelling is unlikely to be appropriate in this location.
- ***Additional planting***  
Enhanced planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Lutterworth Road or a new access created across the disused railway line from the west. Any development within this Land Parcel would need to pay careful attention to the interface with properties to the west, the M1 to the east and the flood zone associated with the River Swift.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 28 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel, although the proximity to the M1 may make more domestic scale detailing inappropriate.

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of the River Swift should also be integrated within open space. The corridor of the disused railway could be conserved as an open space.

**Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 29 - Lutterworth

Size = 6.43Ha

Landscape Character Area = Lutterworth Lowlands –River Swift Open Farmland

Surveyors = JB & RS

Date surveyed = 14/10/11

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

**Overall Capacity Range = Medium**

## Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 29 - Lutterworth

### General Commentary

- Land Parcel 29 is located to the east of Lutterworth, with the M1 to the east. The landform forms a localised ridgeline. It is within the Lutterworth Lowlands –River Swift Open Farmland Landscape Character Area and does not fall within or adjacent to any landscape designations. The southern boundary of the Parcel is delineated by a track that is also a public footpath. The eastern boundary, along the M1, is densely vegetated with woodland blocks. The western boundary has mature tree belts along it, associated with a disused railway line.
- The majority of the land within this Parcel is currently arable farmland in one large field. In the south west of the Parcel there is an area of rough grassland separated from the arable field by a hedgerow associated with a road used as a public path, which runs along the western boundary.
- Views into the Parcel are open views from public footpaths through the southern part of the Parcel. There are also some glimpses from roads to the south of Parcel 28. There are no private views into the Parcel.
- Any proposed development within the Land Parcel could relate to Lutterworth, although the disused railway line does form a barrier to the existing urban edge.

### Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have medium capacity to accommodate development. Given the nearby residential development, residential development could be appropriate in this Land Parcel. Residential development in this location should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedgerows and planting around the perimeters of the Parcel should be retained where possible to provide screening.
- ***Important views to be retained***  
Although there are views into this Parcel, none are considered to be essential to retain.
- ***Retention of existing routes through the site***  
Public footpaths run through the southern part of the Parcel and along the western boundary. These would need to be considered as part of any development.
- ***Ground modelling***  
Extensive ground modelling is unlikely to be appropriate in this location.
- ***Additional planting***  
Enhanced planting along the boundaries of the Parcel could help to contain any 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.
- ***Development layout***  
A development in this location would need to be accessed from Lutterworth Road, through Parcel 28, or a new access created across the disused railway line from the west. Any development within this Land Parcel would need to pay careful attention to the interface with properties to the west and the M1 to the east.
- ***Building materials***  
Buildings in the vicinity of Land Parcel 29 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, older buildings within Lutterworth include late Georgian and early Victorian brick built properties, often covered with render or stucco. These are often 3 storeys high with decorative banding between floors and sash windows with multiple small panels. There is also a small number of 16<sup>th</sup> century coaching inns, including one with exposed timber beams and a thatched roof. Some of these features could be incorporated into any buildings erected within this Land Parcel, although the proximity to the M1 may make more domestic scale detailing inappropriate.

## **Lutterworth and Broughton Astley Landscape Sensitivity Appraisal – Survey Form**

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

Existing hedgerows within and around the Parcel could form green infrastructure/open space corridors through any proposed development. The corridor of the disused railway could be conserved as an open space.