

**Leicester PUA**

**Landscape Character Assessment and  
Landscape Capacity Study**

for

Harborough District Council

**Addendum: Scraptoft**

**July 2016**

## Quality control

### Addendum: Scraptoft

of

Leicester PUA

Landscape Character Assessment and Landscape Capacity Study

for

Harborough District Council

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## **1 Introduction**

- 1.1 This report forms an Addendum to the Leicester PUA Landscape Character Assessment and Landscape Capacity Study prepared in September 2009. The work was commissioned by Harborough District Council in May 2016 to assess the land around Scraftoft for its suitability to accommodate future development. This extends the northern part of the former Study Area to cover an area of landscape, approximately 0.5km width, which wraps around Parcels 22-28 to the north and east. Parcels 24 and 25, identified in 2009 study, have also been further analysed at a more detailed level to determine any variation at a sub-Parcel level. Accordingly, Parcel 24 has been sub-divided into four, to form Parcels 24A, 24B, 24C and 24D, whilst Parcel 25 has been sub-divided into two, to form Parcels 25A and 25B.
- 1.2 This study follows the same approach and methodology used for the previous work undertaken in 2009. Consequently, reference should be made to 2009 report for details of the methodology used, the landscape context to the east of Leicester, and a description of the local Landscape Character Areas defined as part of the Study.
- 1.3 This study is provided to assist Harborough District Council in terms of strategic planning for the allocation of land for future residential development. Suitability for commercial development is also considered. The report also provides a guide for decision makers and developers in terms judgements regarding the potential sensitivity and capacity of landscape to accommodate future development when determining planning applications. However, it should be noted that the area of study is currently largely detached from the existing settlement edge, with limited infrastructure to enable the land parcels to be developed.
- 1.4 The degree of detachment from the existing urban fabric varies between Parcels. This is likely to change in some locations due to recent residential consents. A site on the edge of Scraftoft and three sites on the north and east of Bushby have been granted outline or reserved matters consent for new housing. Where this is relevant to the Parcel being assessed, this has been referred to in the description, but is not taken into account as part of the capacity analysis scoring.
- 1.5 Additionally, other important constraints affect some of the Parcels. The constraints likely to affect each Parcel are set out in the descriptions for each Parcel set out in Appendix B.

## **2 Context**

- 2.1 The 2009 study set out the landscape character assessment work that has been done at a national, county and district level, within the context of the Study Area. These formed the basis for the assessment of landscape character at a local level covering the Study Area.
- 2.2 In relation to Scraftoft, the landscape is located within National Character Area 93: High Leicestershire and at a county level falls within the High Leicestershire Landscape Character Area. Similarly, at the district level, the Harborough District Landscape Character Assessment identifies the Scraftoft study area as forming part of the High Leicestershire Landscape Character Area. These district and other local level landscape character assessments formed the background for the 2009 study landscape character assessment that then defined four local Landscape Character Areas. All parcels assessed within this study for Scraftoft lie within the Leicestershire Fringes Landscape Character Area. Consequently, there is no variation between the parcels with regard to landscape character sensitivity.

### 3 Landscape Capacity

3.1 Each Parcel identified during the fieldwork was assessed using the 5-point scale applied within the 2009 study. Each criterion considered (refer to Appendix A) was assessed on this scale, with 5 points being given 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 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, as utilised within the 2009 study.

15 – 19 = Low Landscape Capacity

20 – 24 = Medium-Low Landscape Capacity

25 – 29 = Medium Landscape Capacity

30 – 34 = Medium-High Landscape Capacity

35 – 39 = High Landscape Capacity

3.2 This Study identified 17 new land parcels (refer to Appendix C and Drawing Number B16038.01), in addition to the sub-division of Parcels 24 and 25, which were assessed for their capacity to accommodate residential and commercial development. Whilst there is a variation in landscape character between the land parcels, there was relatively limited variation in landscape capacity. All the Parcels were either Medium-High or Medium capacity (refer to Appendix C and Drawing Number B16038.02), and consequently all potentially suitable for development. Most of the Parcels are only suitable for residential development, with Parcels 30 and 42 being potentially suitable for small-scale commercial development. However, many of the Parcels have some key constraints from individual criteria that would need to be overcome. This is particularly the case as a number of individual parcels are physically detached and at some distance from the existing edge of settlement.

3.3 The land parcels fall into three broad groups:

- **Scraftoft Golf Club:** Parcels 30 and 31 lie to the west of Beeby Road and cover the majority of the golf course and golf practice area. The golf course (Parcel 31) is well maintained with mature tree belts, groups and individual trees that provide a well-defined and distinctive character with a strong sense of enclosure. The golf practice area (Parcel 30) is a more open area of grassland with variable mowing regimes. Mature hedgerows and scrub provide enclosure on two boundaries, but the other boundaries are more clearly open with urban fringe influences. Both Parcels are assessed as having a Medium-High capacity. However, this is constrained by being located within the Green Wedge local designation, which seeks to retain the landscape as a green space. Furthermore its current land use as a golf course is likely to preclude development coming forward without a viable alternative.
- **Melton Brook Valley:** Parcels 32-39 lie on the southern valley slopes of Melton Brook and have well-defined rural character, formed by small to large arable fields and a single narrow linear pastoral field. The landscape is generally of good condition with limited influence from built form and no relation to the urban fabric of Leicester and adjoining settlements. The Parcels are largely well contained from private views, with public views afforded from the adjoining minor roads of Beeby Road and Keyham Lane East, and a public footpath that crosses through Parcels 36 and 38 that provides access between Scraftoft and Keyham.

The exception is Parcel 33 which is an arable field partially on the plateau edge, which is in relatively poor condition, with limited enclosure and visually influenced by the presence of houses on the edge of Scraftoft and residential suburbs of Leicester.

All the Parcels have a Medium capacity for residential development, with the exception of Parcels 35 and 37 which have a Medium-High capacity. The difference is primarily due to Parcels 35 and 37 being located on the lower valley slopes, with a relatively greater enclosure arising from the mature vegetation along Melton Brook and Keyham Lane East. However, these differences are marginal, with these two Parcels being on the lowest end of Medium-High capacity.

Parcels 34-39 would also have an influence on coalescence between Scraftoft and Keyham.

In principle, the Parcels have characteristics, which make them potentially suitable for residential development. However, there are a number of important constraints most notably their isolation and lack of any association with the existing urban fabric, and being set within a rural landscape character of good condition.

- **Thurnby Brook Valley:** Parcels 24-25 and 40-46 lie within the valley of Thurnby Brook. The majority of the Parcels are on the north side of the stream while Parcels 45 and 46 are located on the southern valley side. Parcel 40 is located on the plateau between the valleys of Thurnby Brook and Melton Brook. Parcels 24A, 24B, 24C and 24D are located within a minor tributary, with Parcels 24C and 24D having steep valley slopes. These steeper slopes would be more difficult to accommodate development and thus less suitable.

The Thurnby Brook valley retains a well-defined largely arable character of moderate condition, with medium to large fields. Most of the Parcels are composed of varying gradients of valley slopes from the gentle lower and upper valley slopes, becoming steeper within the mid-valley slopes, some being sufficiently steep to form a prominent feature. Consequently, fields are generally open and relatively exposed, with some cross-valley views from adjoining residential areas and public views from a network of public footpaths and bridleway that follow or cross the valley. Parcel 45 forms a notable exception, being more enclosed by mature vegetation, with limited public or private views into the parcel, and composed of pastoral fields.

The changes in landform and extent of enclosures typically forms the main reason for the variation in landscape capacity. Parcels 24C, 24D, 25A, 41, 42, 43 and 44, have a Medium capacity, reflecting their more open and exposed valley side locations, whilst Parcels 24A, 24B, 25B, 40, 45 and 46 have a Medium-High capacity, where they are typically on the plateau, plateau edge and upper valley slopes and/or with greater vegetation enclosure.

Coalescence between Scraftoft village and Thurnby/Bushby (including development to the east of Station Lane in Scraftoft Parish) also forms a key difference between the land parcels to the west and those to the east. Parcels 24A, 24C, 24D, 25A and 25B are located within the Separation Area local designation (as defined in the Scraftoft Neighbourhood Plan), the purpose of which is to prevent coalescence of settlements. Development within these Parcels would significantly compromise its purpose and it is considered this would also apply to Parcel 42. Parcels 24B and 40 would have a moderate influence on coalescence and Parcels 41, 43, 44 and 45 would have a slight influence. With regard to Parcels 44 and 45, this is due to the close proximity of the western part of the Parcel to Bushby and the adjoining consented residential development.

The other main difference between the Parcels is the relationship with the existing urban fabric. All the Parcels are visually influenced by the presence of existing residential development within Bushby and Thurnby, and some distant views of the centre of Leicester. However, most are separated from the existing settlement edge, with limited physical relationship with the existing urban fabric and Parcels 24B, 40, 41 and 46 having no relationship. In contrast, Parcels 24A, 24D have a moderate association with urban fabric and Parcel 25A and 25B has some close association.

The other key consideration is that the context of Parcels 24C, 24D, 42, 43, 44 and 45 would be changed, with the implementation of consented residential developments to the north and east of Bushby. This would result in a closer relationship with the urban fabric within these Parcels and possible options for providing vehicular access and shared infrastructure and thus potentially more suitable as areas of development. However, development should be avoided on the steeper valley slopes within the relevant parts of the Parcels and land immediately adjacent to Thurnby Brook and the valley floor.

## **Appendix A: Landscape Capacity Criteria Table**

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



| Criteria group        | Criteria                                    | Measurement of criteria   | Comments  |
|-----------------------|---|---|---|
| <b>Visual Factors</b> | Openness to public view                     | A= Site is well contained from public views<br>B= Site is generally well contained from public views<br>C= Site is partially contained from public views<br>D= Site is moderately open to public views<br>E= Site is very open to public views  | 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. |
|                       | Openness to private view                    | A= Site is well contained from private views<br>B= Site is generally well contained from private views<br>C= Site is partially contained from private views<br>D= Site is moderately open to private views<br>E= Site is very open to private views   | 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 the visibility from all the site perimeters.  |
|                       | Relationship with existing urban built form | A= Location where built development will form a natural extension of an adjacent part of urban fabric<br>B= Location where built development will form some close associations with the existing parts of urban fabric<br>C= Location where built development will form some moderate associations with existing urban fabric<br>D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles<br>E= Location where development will be isolated from and not form any relationship with existing urban fabric |   |

| Criteria group                      | Criteria                          | Measurement of criteria  | Comments  |
|-------------------------------------|-----------------------------------|--|---|
|                                     | Prevention of coalescence         | A= Development would not compromise any separation<br>B= Development would have slight impact on separation<br>C= Development would have moderate impact on separation<br>D= Development would significantly compromise separation<br>E= Development would cause complete coalescence  |   |
| <b>Potential Landscape Features</b> | Scope to mitigate the development | A= Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern<br>B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern<br>C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern<br>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term<br>E= Very limited scope to provide adequate mitigation in the medium to long term | 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      | A= Location where built development will have no impact<br>B= Location where built development will have slight impact<br>C= Location where built development will have moderate impact<br>D= Location where built development is adjacent to designated area, and /or will have high impact<br>E= Location fully within a designated area of landscape value  | This criterion 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).<br><i>NB: Areas of Particularly Attractive Countryside used in the 2009 study are no longer relevant as the Policy (EV/4) supporting the designation has now been superceded.</i> |

## **Appendix B: Capacity Appraisal Forms**

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 24A

Size = 12.2Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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         |   | ✓ |   |   |   | 4     |
|  | 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           |   |   |   | ✓ |   | 2     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 4 | 1 | 0 | 14    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 1 | 6 | 2 | 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>   |   |                   | 1 | 1 | 6 | 2 | 0 | 31    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24A

### General Commentary:

- Parcel 24A is a sub-division of Parcel 24 as identified in the 2009 Leicester PUA Landscape Capacity Study. The Parcel is located to the south-east of Scraptoft and falls fully within the 'Area of Separation' designated in the Scraptoft Neighbourhood Plan, which is reflected in the coalescence criteria.
- The Parcel is located on the plateau edge which slopes down from the north to the south-east towards a stream, which rises as a spring and then runs diagonally south-west along the Parcel's boundary. Land use predominantly comprises arable farmland with a small copse close to Covert Lane. The northern boundary of the triangular shaped Parcel runs along Covert Lane, which is marked by a strong hedgerow also containing some intermittent hedgerow trees along the edge of the road. The south-east and south-west boundaries are also marked by mature hedges and along the watercourse by a denser belt of trees.
- There are limited views into this Parcel from Covert Lane along the northern boundary due to the hedgerow but some more open views from sections of public footpath D50 and permissive rights of way that follow the field margins inside the adjacent Parcel 24D. The Parcel is generally well contained from private views apart from more distant cross-valley views from the south.
- Development within this Parcel would be close to the Malsbury Avenue estate to the north of Covert Lane, which is visually well-contained by mature trees.

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

The Parcel is considered to have a medium-high capacity to accommodate development. Factors that favour the Parcel are its simple character and scale. Factors that are less favourable are the edge of plateau location and effect on coalescence between Thurnby/Bushby and Scraptoft village. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be unsuitable 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 existing hedgerows around the perimeters of the Parcel, should be retained and incorporated into any layout together with the small copse to the north.
- ***Important views to be retained***  
There are limited views into the Parcel itself that need to be retained. However, from available cross-valley views to the south development would be seen on the higher ground close to the skyline.
- ***Retention of existing routes through the Parcel***  
There are no public footpaths or routes that run through the Parcel.
- ***Ground modelling***  
Ground modelling is unlikely to be appropriate in this location and built form would need to follow the naturally sloping ground.
- ***Additional planting***  
Additional planting would be required to the south and west to visually contain built development from the south.
- ***Maximum building heights***  
Existing buildings in this locality are generally two storeys high but include some three storey blocks within the development to the north. However, as the parcel is more open to view proposals in this Parcel should be no higher than two storey.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***  
Any development within this Parcel could be accessed from Covert Lane to the north. Built form should be located closer to the lane and on the more level plateau areas leaving the steeper slopes running down to the stream to the south as open space. Planting belts should be located to the southern and western boundaries to provide visual containment.
- ***Building materials***  
Buildings near Parcel 24A comprises the recent residential development to the north of Covert Lane, which includes some vernacular features and materials. Older properties within Scraftoft village include white rendered walls, red brick and slate roofs. These would provide a useful cue for materials.
- ***Open space provision and green infrastructure***  
The existing hedgerows and stream should be retained and form green infrastructure corridors linking with the steeper slopes to form areas of informal semi-natural open space running down to the stream to the south. Linkages to the public footpath and permissive paths to the south in Parcel 24D would be beneficial. Planting belts to the southern and western boundaries of residential development could provide visual containment.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 24B

Size = 7.9Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | 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>                            |                   | 0 | 1 | 2 | 1 | 1 | 13    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 4 | 2 | 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>   |   |                   | 1 | 2 | 4 | 2 | 1 | 30    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

**Land Parcel No = 24B**

### General Commentary:

- Parcel 24B is a sub-division of Parcel 24 as identified in the 2009 Leicester PUA Landscape Capacity Study. The Parcel is located to the south-east of Scraftoft and beyond Parcel 24A but is outside the 'Area of Separation' designated in the Scraftoft Neighbourhood Plan.
- The Parcel is rectangular in shape and is located on ground forming at the plateau edge, sloping down from the north-east to the south-east. Land use principally comprises arable farmland. The exceptions are a linear copse along the north-west boundary and an area of rough grassland adjacent to these trees. The Parcel is marked to the north-west boundary by a stream, which rises as a spring and then runs diagonally south-west along the Parcel's boundary. The four boundaries of the Parcel are marked by mature hedges with some individual hedgerow trees. Some of the hedges are gappy most notably to the south. The north-west boundary has a length of mature trees along the watercourse.
- There are no views into this Parcel from Covert Lane along the northern boundary but some more open views from sections of public footpath D50 and permissive rights of way that follow the field margins inside the adjacent Parcel 24D and 24C. The Parcel is generally well contained from private views.
- This Parcel is landlocked and detached from any other built development. Any development within the Parcel would need to be combined with adjacent land as part of a larger scheme.

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

The Parcel is considered to have a medium-high capacity to accommodate development. Factors that favour the Parcel are its enclosure and lack of private views. Factors that are less favourable are its physical isolation and edge of plateau location. Given the relatively detached location commercial development would be unsuitable in this Parcel. Residential development is also considered inappropriate in isolation but could potentially be appropriate in this location in combination with adjacent Parcel 24A although this would have a major effect on the Area of Separation. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows around the perimeters of the Parcel, should also be retained and incorporated into any layout together mature trees to the north-west boundary.
- ***Important views to be retained***  
There are limited views into the Parcel itself that need to be retained. However, from available cross-valley views to the south development would be seen on the higher ground close to the skyline.
- ***Retention of existing routes through the Parcel***  
There are no public footpaths or routes that run through the Parcel.
- ***Ground modelling***  
Ground modelling is unlikely to be appropriate in this location and built form would need to follow the naturally sloping ground.
- ***Additional planting***  
Additional planting would be required to the south-west and south-east to visually contain built development from the south.
- ***Maximum building heights***  
Existing buildings in this locality are generally two storey but include some three storey blocks within the development to the north of Covert Lane. However, as the parcel is more open to distant view proposals in this Parcel should be no higher than two storey.



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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***

Any development within this Parcel could be accessed from Covert Lane through Parcel 24A or through 24C as part of a much larger development. However, such a development would have a significant effect on the separation between Thurnby/Bushby and Scraftoft village. Built form would be more suitable to the north of the Parcel on the plateau areas leaving the relatively steeper slopes running down to the stream to the south-west as open space. Planting belts should be located to the south-west and south-east boundaries to provide visual containment.

- ***Building materials***

Recent residential development north of Covert Lane includes some vernacular features and materials. Older properties within Scraftoft village include white rendered walls, red brick and slate roofs. These would provide a useful cue for materials.

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

The existing hedgerows and stream should be retained and form green infrastructure corridors around the Parcel. Areas of semi-natural open space should preferably be located to the south-west connecting with the stream and linear tree belt and also to south-east. Linkages to the public footpath and permissive paths to the south in Parcel 24C would be beneficial. Planting belts to the south-west and south-east could provide visual containment in cross valley views.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 24C

Size = 10.2Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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           |   |   |   |   | ✓ | 1     |
|  | Vegetation enclosure                        | Primary           |   |   |   | ✓ |   | 2     |
|  | Complexity/ Scale                           | Secondary         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 1 | 1 | 1 | 10    |
| <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           |   |   |   | ✓ |   | 2     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 0 | 4 | 0 | 12    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 1 | 5 | 1 | 22    |
| <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 | 2 | 1 | 5 | 1 | 27    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24C

### General Commentary:

- Parcel 24C is a sub-division of Parcel 24 as identified in the 2009 Leicester PUA Landscape Capacity Study. The Parcel is located to the north-east of Thurnby/Bushby and fully within the 'Area of Separation' designated in the Scraftoft Neighbourhood Plan.
- The Parcel is irregular in shape and is largely located on prominent sloping ground on the valley sides, which slope down from the north-east to the south-west. Land use comprises large-scale arable farmland. The Parcel is marked to the north-west boundary by a stream, which runs diagonally to the south-west along the Parcel's boundary. The topography of the Parcel becomes gentler to the south. Most of the boundaries of the Parcel are marked by clipped hedges with a few individual hedgerow trees. Some of the hedges are gappy and to the south the boundary is marked by an open ditch.
- There are open public views into this Parcel from rights of way and permissive routes which pass both through the parcel and close to it including footpath D50 to the north. The Parcel is generally well contained from private views apart from a few properties on Pulford Drive and Padgate Close.
- There is outline planning consent (14/00669/OUT) for up to 130 dwellings and open space largely on the land to the south (Parcel 23 in the Leicester PUA Capacity Study) but the illustrative scheme also shows some of the built development within Parcel 24C together with open space to the north of the proposed houses.

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

The Parcel is considered to have a medium capacity to accommodate development. Factors that favour the Parcel are its large simple character and scale and relative containment from private view. Factors that are less favourable are the steeper sloping ground, openness to public views and the effect on coalescence between Thurnby/Bushby and Scraftoft village. Given the wider context of residential development, commercial uses would be unsuitable in this Parcel. Residential development is appropriate in this location with a scheme already having secured outline-planning consent to the south, which incorporates the southern part of the Parcel. However, further development on the rest of the Parcel is likely to have a significant effect on the Area of Separation dependent on its extent. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and perimeter field trees, around the perimeters of the Parcel, should be retained and incorporated into any layout.
- ***Important views to be retained***  
There are open panoramic views from the perimeter of the Parcel both from the south up to rising ground and from the elevated ground looking south over the valley. Development should be restricted to the lower lying ground below the 100m contour.
- ***Retention of existing routes through the Parcel***  
The existing public footpath D50 to the north of the Parcel should be retained together with the perimeter permissive routes if feasible.
- ***Ground modelling***  
Ground modelling is unlikely to be appropriate in this location. Built form would need to follow the naturally sloping ground on the lower slopes and would be less appropriate on the steeper land.
- ***Additional planting***  
Additional planting would be required to the north of any development to form a buffer as seen from the upper slopes to the north.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Maximum building heights***  
Existing buildings in this locality are a mix of single and two storey. New development should reflect this mix.
- ***Development layout***  
Any development within this Parcel should be accessed from the land to the south (Parcel 23 in the Leicester PUA Study). The illustrative scheme on application 14/00669/OUT is appropriate to the location and setting. Any extensive further development would be likely to have a significant effect on the separation between Thurnby/Bushby and Scraptoft village. Built form is therefore more suitable within the southern part of the Parcel on the lower lying ground. Planting belts and open space should be located to the north of the residential land to provide visual containment as seen from the north.
- ***Building materials***  
Development in nearby areas of Thurnby/Bushby is a mix of late 20<sup>th</sup> century and early 21<sup>st</sup> century architectural styles with no strong vernacular influence.
- ***Open space provision and green infrastructure***  
The existing hedgerows and stream should be retained and form green infrastructure corridors around the Parcel. Areas of semi-natural open space should preferably be located to the steeper slopes which extend over most of the Parcel. Alternatively, the northern and central part of the Parcel could potentially be retained in agricultural use. Linkages to the public footpath permissive paths would be beneficial. Planting belts to the north of development could provide visual containment of residential development in elevated views from the north.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 24D

Size = 12.7Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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           |   |   |   |   | ✓ | 1     |
|  | Vegetation enclosure                        | Primary           |   |   | ✓ |   |   | 3     |
|  | Complexity/ Scale                           | Secondary         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 2 | 0 | 1 | 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           |   |   |   |   | ✓ | 1     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 2 | 1 | 2 | 10    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 1 | 4 | 1 | 3 | 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 | 1 | 4 | 1 | 3 | 26    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 24D

### General Commentary:

- Parcel 24D is a sub-division of Parcel 24 as identified in the 2009 Leicester PUA Landscape Capacity Study. The Parcel is located to the north-east of Thurnby/Bushby and south of Scraftoft and is fully within the 'Area of Separation' designated in the Scraftoft Neighbourhood Plan.
- The Parcel is irregular in shape and is largely located on prominent undulating sloping ground on the valley sides, which slopes down over 20m from the north to the south in the central section alone. The topography to the north of the Parcel, closer to Covert Lane and to the south, near Padgate Close is relatively less steep. Land use comprises large-scale arable farmland. The Parcel is marked to the northern boundary by a hedge along Covert Lane and a hedge adjacent to Parcel 24A. The western boundary is formed by a tall hedge, which separates the land from Parcels 25A and 25B. The eastern boundary follows the tributary stream, which runs south-west along the Parcel's boundary. The southern boundary adjoins the bungalows on Padbury Close and Leybury Way and a short section of the land to the south-east with outline consent.
- There are open public views into this Parcel from public footpaths D19 and D50 and permissive routes which pass through the parcel. The Parcel is generally well contained from private views apart from a few properties on Padgate Close and Leybury Way.
- There is outline planning consent (14/00669/OUT) for up to 130 dwellings and open space largely located on the land to the south-west (Parcel 23 in the Leicester PUA Capacity Study). However, the red line and illustrative scheme also includes a small area of open space extending within Parcel 24D and another part of the Parcel extending into Parcel 24C.

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

The Parcel is considered to have a medium capacity to accommodate development. The main factor that favours the Parcel is the large simple character and scale. Factors that are less favourable are the steep sloping ground in the centre of the Parcel, openness to public views and the significant effect of physically coalescing Thurnby/Bushby and Scraftoft village. Given the wider context of residential development, commercial uses would be unsuitable in this Parcel. Residential development is potentially more appropriate on the more gentle slopes to the north and south. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and perimeter field trees around the perimeters of the Parcel and the single large field tree to the south should be retained and incorporated into any layout.
- ***Important views to be retained***  
There are open panoramic views from the perimeter of the Parcel both from the south looking up to rising ground northwards and also from the elevated ground including the rights of way looking south.
- ***Retention of existing routes through the Parcel***  
The existing public footpaths D19 and D50 should be incorporated with opportunities for panoramic cross-valley views together with the retention of a network of permissive routes.
- ***Ground modelling***  
Ground modelling is unlikely to be appropriate in this location. Built form would need to follow the naturally sloping ground on the lower slopes and upper plateau area. Earthworks would be less appropriate on the steeper land.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Additional planting***  
Additional planting would be required to the edge of any built development areas either on higher or lower land.
- ***Maximum building heights***  
Existing buildings in this locality are a mix of single and two storey. New development should reflect this mix and respect the amenity of adjacent properties.
- ***Development layout***  
Any development within this Parcel could be accessed either from the land to the south (via Parcel 23 in the Leicester PUA Capacity Study) or from Covert Lane to the north. Development areas should be limited to modest areas on the lower and upper slopes. Any more extensive development would be very prominent and likely to have a significant effect on the separation between Thurnby/Bushby and Scraftoft village. The steeper and undulating slopes should preferably be retained as open space with new planting belts introduced to the edge of development to mitigate the visual effects.
- ***Building materials***  
Development in the adjoining area to the south is a mix of late 20<sup>th</sup> century and early 21<sup>st</sup> century architectural styles with no strong vernacular influence. Recent residential development to the north off Covert Lane includes some vernacular features and materials. Older properties within Scraftoft village include white rendered walls, red brick and slate roofs. Vernacular materials would be appropriate to the northern area. These would provide a useful cue for materials.
- ***Open space provision and green infrastructure***  
The existing hedgerows and stream should be retained and form green infrastructure corridors around the Parcel. Areas of semi-natural open space should be located to the steeper slopes, which extend over most of the central section of the Parcel. Alternatively, these central areas could be retained in agricultural use if linked with Parcel 24C. Linkages to the public footpaths and retention or adjustment of the permissive paths would be beneficial. Planting belts to the edge of any proposed development should provide visual containment of residential development in elevated views from both the north in cross-valley views and south looking up the slopes.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 25A

Size = 2.5Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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         |   |   |   | ✓ |   | 2     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 2 | 2 | 0 | 10    |
| <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           |   |   |   |   | ✓ | 1     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 0 | 3 | 1 | 11    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 1 | 2 | 5 | 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 | 1 | 2 | 5 | 1 | 26    |

**Overall Capacity Range = Medium**



## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 25A

### General Commentary:

- Parcel 25A is a sub-division of Parcel 25 as identified in the 2009 Leicester PUA Landscape Capacity Study. The Parcel is located to the north of Thurnby/Bushby and the south of Scraftoft village. The Parcel falls within an Area of Separation as designated in the Scraftoft Neighbourhood Plan which is considered in the coalescence criteria.
- The Parcel is located on an elevated prominent landform at the edge of a narrow plateau. The Parcel slopes to the south. The northern and western boundaries of the Parcel follow Covert Lane and Station Lane respectively, which are bounded by clipped but gappy hedgerows. The eastern boundary is marked by a stronger taller hedgerow which contains views from footpath D19 located within Parcel 24D. An intermittent hedgerow partially divides the Parcel from Parcel 25B to the south. Land use currently comprises horse paddocks. There is a large single mature tree to the south of the parcel and post and wire fences within the Parcel separate individual paddocks.
- There are views into the Parcel from Station Road and from Covert Lane along the northern boundary through gaps in the hedgerow. There are elevated panoramic views across and from the parcel to the south over the settlement of Thurnby/Bushby on the sloping and undulating ground.
- Development within this Parcel would be close to an existing residential property to the east of Station Lane and would effectively lead to coalescence of Thurnby/Bushby and Scraftoft. It would also be difficult to mitigate development in this location.

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

This Parcel is considered to have a medium capacity to accommodate development. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be unsuitable 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 hedgerows within and around this Parcel should be retained where possible as part of any proposed development as should the single mature specimen tree.
- ***Important views to be retained***  
Wider panoramic views across and from the Parcel should be incorporated into any layout.
- ***Retention of existing routes through the Parcel***  
There are no current routes through the Parcel, such as rights of way or roads, which would need to be retained although allowing public access would be a benefit.
- ***Ground modelling***  
Ground modelling is unlikely to be appropriate in this location and built form would need to follow the slopes to the south.
- ***Additional planting***  
Additional planting is likely to be necessary to maintain some sense of separation between Scraftoft and Thurnby/Bushby, and to soften views from the open countryside to the east. However, given the limited size of the Parcel, this will be difficult to achieve subject to the extent of development.
- ***Maximum building heights***  
Existing properties on Station Lane in the vicinity are largely bungalows some with dormers. Along Covert Lane there are two and two and a half storey properties set back from the road. Proposals in

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

this Parcel should reflect the sensitive visual location on the elevated and sloping ground and be restricted to include single and dormer properties.

- ***Development layout***

Development within this Parcel could potentially be accessed from either Covert Lane or Station Lane. However, given the sensitivity of the Parcel in relation to both topography and coalescence between Thurnby/Bushby and Scraftoft village in may be more appropriate to retain the Parcel as open space within any wider development occurring in the adjacent Parcels. If retained as open space there would be a good association with the Edith Cole Memorial Park to the north-west serving to provide an open space setting to Scraftoft village. Should development occur in this Parcel it is advised that wider panoramic views to the north are retained from new public viewpoints and an area of open space.

- ***Building materials***

There are a number of Listed Buildings to the north of Parcel 25A, including Scraftoft Hall, All Saints Church and The Vicarage which could be used as reference points for vernacular features and materials. The main hall is dressed with stone and has a slate roof. The Vicarage is constructed from red brick and white painted render to the front elevation with a slate roof. The remainder of the buildings in the immediate vicinity of the Parcel are generally of mid late 20<sup>th</sup> century origin and do not demonstrate vernacular features or materials, although the recent buildings on Leticia Avenue to the north-east reflect some local vernacular features.

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

The whole of the Parcel could potentially be retained as open space within a larger development.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 25B

Size = 3Ha

Landscape Character Area = Leicester Fringes

Surveyor = JB

Date Surveyed = 26/05/2016

|  |   |                   | 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         |   |   |   | ✓ |   | 2     |
|  | Relationship with existing urban built form | Primary           |   | ✓ |   |   |   | 4     |
|  | Prevention of coalescence                   | Primary           |   |   | ✓ |   |   | 3     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 2 | 2 | 1 | 0 | 16    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 3 | 4 | 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>   |   |                   | 1 | 3 | 4 | 2 | 0 | 33    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 25B

### General Commentary:

- Parcel 25B is a sub-division of Parcel 25 as identified in the 2009 Leicester PUA Landscape Capacity Study. This Parcel is located to the north of Thurnby/Bushby and the south of Scraptoft village. The Parcel falls within an 'Area of Separation' as designated in the Scraptoft Neighbourhood Plan, which is considered in the coalescence criteria.
- The Parcel occupies valley slopes, which fall from north to south by approximately c 8-10m. The western boundary of the Parcel backs onto linear development comprising individual houses and bungalows on Station Lane and to the south by bungalows on Leybury Way. The eastern boundary is marked by a strong hedgerow. The northern boundary of the Parcel follows an intermittent hedge and post and wire fence. The Parcel currently contains small-scale horse paddocks sub-divided by post and rail fences.
- There are limited views into the majority of the Parcel from public locations. There are views from the north-west corner on Station Road to the north of the Parcel and glimpses in the winter from public footpaths D19 and D50 to the east. There are also some glimpsed views from Covert Lane along the northern boundary, through gaps in the hedgerow. There are more open private views into the Parcels from the rear of the adjacent residential properties.
- Development within this Parcel would be contained by existing residential properties to both the west and south. Any development within the Parcel is likely to have a moderate effect on the separation between Thurnby/Bushby and Scraptoft village.

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

This Parcel is considered to have a medium-high capacity to accommodate development. Given the general residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be unsuitable 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 hedgerow to the east and mature trees to the south-west boundary should be retained as part of any proposed development.
- ***Important views to be retained***  
Although there are glimpsed views into the Parcel from Station Road and Covert Lane there are no specific views that should be retained.
- ***Retention of existing routes through the Parcel***  
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 would be required to fit built form into the sloping Parcel.
- ***Additional planting***  
Additional planting would be required at the site entrance to contain the development from the north and east. The private amenity of existing residents would need to be respected who have views from the rear of properties.
- ***Maximum building heights***  
Existing buildings in this locality comprise single storey and two storey. Proposals in this Parcel should respect the scale of neighbouring properties.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***

Due to the continuous pattern of development to the south and west, access to the Parcel is most likely to be from land closest to the most northerly property on Station Road. The layout would probably require a central road with development off both sides stepping down the slope. Suitable separation between existing residential development and new units should be included.

- ***Building materials***

The buildings in the immediate vicinity of the Parcel are generally of mid to late 20<sup>th</sup> century origin and do not demonstrate vernacular features or materials. Proposed buildings could include materials that reflect a vernacular pallet including red brick and slate or be more contemporary.

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

Open space provision should reflect existing standards. It is suggested that a strong planted boundary is provide to the north and along any access route into the Parcel.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 30

Size = 5.1Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 1 | 1 | 1 | 1 | 0 | 14    |
| <b>2a.Visual Factors</b>                             | Openness to public view                     | Secondary         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | 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           |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 0 | 2 | 3 | 0 | 0 | 17    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 1 | 3 | 4 | 1 | 0 | 31    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   |   |   |   | ✓ | 1     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 0 | 0 | 1 | 1     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 1 | 3 | 4 | 1 | 1 | 32    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 30

### General Commentary

- The Parcel is located on relatively flat land forming part of a plateau to the north of Scraptoft, lying within the Leicester Fringes Landscape Character Area. The Parcel forms part of Scraptoft Golf Club and falls within the local designation of Green Wedge. The land is managed as a golf practice area, with open grassland maintained with variable mowing regimes to provide fairway condition and greens with holes. Perimeter strips of long unmanaged grass containing some bramble and other scrubby vegetation, fringe the practice area.
- The northern boundary adjoins the main golf course and consists of a mature hedgerow with numerous large trees including ash, sycamore and oak. This combined with tall scrub and hedgerows to the west of the Parcel provide a moderate level enclosure, whilst being more open to the south and east. The boundaries to the south, east and west consist of chain-link fencing with low scattered scrubby vegetation. The Parcel has a relatively simple and weak character of moderate condition, with evidence of urban fringe influences within and neighbouring the Parcel.
- There are no public rights of way through the Parcel, however there are very open public views from Beeby Road to the east and beyond to the urban edge of Leicester. There are some views from private residential properties to the south, although intervening vegetation between the houses and the Parcel partially screens some of these views.
- Development of this Parcel would form some moderate associations with Scraptoft to the south and the existing urban edge of the Netherhall suburb of Leicester. However, development would contribute to the loss of a section of the Green Wedge and conflict with its primary purpose, as well as causing a moderate effect on the coalescence between Scraptoft and Netherhall suburb.

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

This Parcel is considered to have medium-high capacity to accommodate development. The location within the Green Wedge designation and its current use as a practice area for the golf club are considered to be key constraints that could preclude development coming forward at the present time. The Parcel also only has a moderate association with the existing urban fabric. However, this would be partly addressed should there be development of the consented outline development for 178 dwellings to the south-east on the opposite side of Beeby Road, known as Land East of Beeby Road (14/01637/OUT).

Should the constraints be overcome, the Parcel would be suitable for residential and potentially for commercial use. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***  
The existing tree belt along the northern boundary and scrub/hedge along the western boundary should be retained and suitable buffers provided that exclude built development.
- ***Important views to be retained***  
There are no specific views that should be protected. However, local and long distance views are an important consideration in terms of the extent of effect on any future development. Consideration needs to be given to limiting adverse effects on views, particularly in relation to the more elevated and open parts of the Parcel.
- ***Retention of existing routes through the Parcel***  
There are no routes through the Parcel.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- **Ground modelling**  
Ground modelling is unlikely to be necessary in this location due to the relatively flat landform.
- **Additional planting**  
Additional planting is likely to be necessary to: reinforce the southern and eastern boundaries of the Parcel and to provide integration, retain a green character in relation to any retained area of Green Wedge, and provide screening for residential properties in Scraftoft.
- **Maximum building heights**  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half or three storey. Equivalent heights should be applied in relation to any commercial development which should be small scale office use.
- **Development layout**  
Vehicular access is likely to be provided off Beeby Road. Development should relate to existing and future settlement pattern.
- **Building materials**  
A variety of building vernaculars and materials could be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- **Open space provision and green infrastructure**  
Options should be considered for providing new pedestrian and cycleway access through the adjoining land to the south and west, if possible, to provide improved connectivity with existing areas of settlements. Open space should be provided to best fit with the development layout. New native planting should be considered along the southern and eastern boundaries to provide habitat connectivity and wildlife corridors with areas of existing habitats within the adjoining land.



**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 31

Size = 29.4Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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           | ✓ |   |   |   |   | 5     |
|  | Complexity/ Scale                           | Secondary         |   |   |   |   | ✓ | 1     |
|  | Condition                                   | Secondary         |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 1 | 1 | 0 | 1 | 1 | 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           | ✓ |   |   |   |   | 5     |
|  | <b>Sub Total</b>                            |                   | 3 | 0 | 1 | 1 | 0 | 20    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 4 | 1 | 1 | 2 | 1 | 32    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   |   |   |   | ✓ | 1     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 0 | 0 | 1 | 1     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 4 | 1 | 1 | 2 | 2 | 33    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 31

### General Commentary

- The Parcel occupies an area of undulating landform on a plateau and an upper valley slope which falls away to the north. The Parcel forms the majority of Scraptoft Golf Course and is locally designated as part of a wider Green Wedge. The Parcel is located to the north of Scraptoft and to the east of the Hamilton and Netherhall suburbs of Leicester. The majority of the boundaries consists of a mature tree belts containing a single row of large native trees including oak, ash and sycamore with some dense hedgerow planting. A short section of the north-east boundary of the Parcel is defined by clipped hedgerows and Cherry trees surrounding the Scraptoft Golf Club entrance and carpark.
- The land use is a well-maintained golf course with a combination of greens, fairways and rough, with groups of mature trees. Mature and semi-mature trees form an important landscape feature that define the character of the golf course, with individual and groups of deciduous and evergreen species comprising ash, cherry, poplar, oak, silver birch, maple, leylandii, pine, sycamore and horse chestnut. This creates an intimate and well-enclosed landscape with a well-defined and distinctive character that is in good condition. There is one main building, the Club House, and some smaller buildings associated with the golf club. A publicly accessible route crosses east-west through the centre of the Parcel, with a scrubby hedge and mature trees to either side of the path.
- The Parcel is well-enclosed by vegetation, obstructing views from Hamilton Road to the west and the existing urban edge of Netherhall on the eastern edge of Leicester and residential properties on the northern edge of Scraptoft. The footpath running through the centre of the Parcel is accessible by the public and has views into the north and south areas of the Parcel.
- Development within this Parcel would form some limited associations with existing residential properties of the Netherhall suburb of Leicester due to geographical proximity, however the existing mature vegetation provides a barrier between the Parcel and the urban edge largely removing any visual association. Subject to sensitive integration of any future development, there would be good scope to mitigate development due to the extensive presence of existing trees.

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

This Parcel is considered to have a medium-high capacity to accommodate development. Due to its location in the Green Wedge and its existing use as a golf course, it is considered unlikely that the Parcel would come forward in the future as an area for development without an alternative site being identified. However, if these constraints were overcome, the Parcel would provide a suitable area for residential, local centre or office development. The Parcel would also be particularly appropriate for alternatively public open space use, such as a country park.

If strategic analysis and planning indicates that development should be provided within the Parcel, and the golf course relocated or no longer be required, development should be based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing tree belt to the perimeter, mature tree groups and individual trees within the Parcel should be retained wherever possible. These provide an important local landscape feature that would enable future development to be more easily integrated into its local surrounding, whilst also providing an attractive setting for future residents and users.
- ***Important views to be retained***  
There are no specific important views across or into the site.

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Retention of existing routes through the Parcel***  
The existing publicly accessible footpath needs accommodating, either based on its existing alignment or a diverted route. This ideally should be incorporated into the layout with associated public open space and green infrastructure provision.
- ***Ground modelling***  
Due to the undulating and sloping nature of the Parcel, a moderate extent of earthworks is likely to be required to accommodate the required road infrastructure and levelling for future houses. This needs to be undertaken sympathetically, within a layout that follows the existing contours and provides sufficient space to avoid the loss or harm to the retention of the existing trees.
- ***Additional planting***  
The Parcel has a large amount of high quality mature trees that should be retained. Any trees that are lost due to development should be replaced in alternative locations within the Parcel. A good provision of shrub planting would be important to integrate any future development into the local setting.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half and three storey. Office or local centre buildings should be no greater than 3 storey. Taller buildings should be avoided within the northern part of the Parcel, due to the presence of the upper valley slope and proximity to open countryside.
- ***Development layout***  
Development should be laid out to maximise the retention of existing trees, consequently requiring a low density development. The Parcel is more likely to be suitable for high end residential or office development with more extensive areas of open space provision. Vehicular access would be expected to be off Beeby Road or Hamilton Road.
- ***Building materials***  
A variety of building vernaculars and materials could be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
The Parcel would provide a good location for open space provision, due to its existing land use, current designation as Green Wedge, existing public footpath access and connectivity with the existing areas of settlement. Green infrastructure provision should be associated with providing buffers to areas of existing vegetation, enhance existing habitats, and provide new pedestrian and cycleway links to improve connectivity.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 32

Size = 7.6Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 3     |
|  | 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 | 2 | 0 | 1 | 16    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 1 | 1 | 5 | 1 | 1 | 27    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 0 | 1 | 0 | 2     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 1 | 1 | 5 | 2 | 1 | 29    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 32

### General Commentary

- The Parcel is located to the north-east of Scraptoft on a relatively exposed, undulating valley slope. It lies adjacent to but outside the Green Wedge designation. The northern boundary along Keyham Lane East consists of a tall hedgerow containing a row of ash trees that provides a good level of enclosure to the north. The boundary to the south and east is formed by a low hedgerow of average to poor quality containing a few hedgerow trees. The western boundary, adjacent to Beeby Road is largely open with some groups of small trees. The Parcel is composed of one medium-sized, irregularly shaped arable field and two small pastoral fields associated with several brick-built farm buildings located to the west of the Parcel adjacent to Beeby Road. This creates a Parcel of variable character and condition.
- Floodlights associated with the grounds of Aylestone Saint James RFC, located south of Parcel 34 are visible, but otherwise there is no visual or physical association with Scraptoft. A mature tree belt along the boundary of the sporting facilities provides a distinctive feature on the skyline.
- Public views into the Parcel are open from Beeby Road but limited from other directions. There are open views from the buildings within Hall Farm to the west of the Parcel and possible views from the property of Oak Lodge on the opposite side of Beeby Road, but otherwise private views are limited.
- Due to the variable condition and openness of the Parcel, there is a moderate scope for mitigation.

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

This Parcel is considered to have a medium capacity to accommodate development. However, the Parcel is currently relatively isolated from the existing urban edge, with a largely rural character that occupies a moderately exposed location within the valley. These are factors would constrain development coming forward at the present time. Should this be overcome, the Parcel would be suitable for residential development based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing row of trees and tall hedgerow along Keyham Lane East should be retained. The current hedgerow boundary should be retained but strengthened with in-fill native hedgerow planting and suitable buffers provided to built development.
- ***Important views to be retained***  
Local and long distance views are an important consideration in terms of the extent of effect on any future development on the retained areas of rural landscape and countryside. Careful consideration needs to be given to limiting any adverse effects on views, particularly in relation to the more elevated and open parts of the Parcel.
- ***Retention of existing routes through the Parcel***  
There are no existing routes.
- ***Ground modelling***  
Due to the sloping, undulating nature of the Parcel, a moderate extent of earthworks would be required to accommodate the required road infrastructure and levelling for future houses. This needs to be undertaken sympathetically, with a layout that follows the existing contours and sufficient spacing provided between properties to minimise the extent of earthworks and any required retaining structures.
- ***Additional planting***  
A good provision of new tree, woodland and shrub planting would be important to integrate any future development into the surrounding landscape and provide new landscape features.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Development should be laid out to minimise the effects on cross-valley views and the wider landscape. It is anticipated that vehicular access would be taken off Beeby Road.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
There is good potential for the Parcel to accommodate open space provision. This could be associated with the retention of existing hedgerows and/or located on the more elevated upper valley slopes. Green infrastructure provision should be applied with buffers along existing hedgerows and the creation of new wildlife corridors, and pedestrian and cycleway links to improve connectivity.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 33

Size = 5Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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           |   |   |   | ✓ |   | 2     |
|  | Complexity/ Scale                           | Secondary         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 0 | 2 | 0 | 2 | 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<br>D= x 2, E = x 1   |                   | 1 | 2 | 1 | 5 | 0 | 26    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 0 | 1 | 0 | 2     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 1 | 2 | 1 | 6 | 0 | 28    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 33

### General Commentary

- The Parcel is located to the north-east of Scraptoft on the plateau edge and top of a gently undulating upper valley slope leading down to of Melton Brook. The Parcel is adjacent to but outside the local designation of Green Wedge. The Parcel is composed of a single medium sized arable field. The boundary to the west, along Beeby Road is very open, with occasional individual trees. The boundaries to the south, north and east consist of fragmented hedgerows in poor condition with few hedgerow trees. This establishes an elevated and open aspect, with a simple uniform character and relatively poor condition.
- A detached house of poor condition and a group of renovated barns and other farm buildings lie to the north-west corner of the Parcel. A copse is located adjacent to the south-east corner of the Parcel and extends to the south around the neighbouring sports facility on the edge of Scraptoft. These form notable and distinctive features.
- Public views into the Parcel are open from Beeby Road, but restricted in distant views from other directions. Views from the Public Right of Way D26A located to the south-east are restricted by tall woodland belts and enclosure by landform. There are some views from residential properties along the northern edge of Scraptoft.
- The Parcel currently has limited associations with the urban fabric, although there is clear awareness of the visual presence of built form on the edge of Scraptoft and more distant suburbs of Leicester and the influences of the urban fringe. This includes the presence of chain link fencing around the golf practice area within Parcel 30.

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

This Parcel is considered to have medium capacity to accommodate development. The separation from the existing urban fabric currently constrains development coming forward. However, this would be overcome with development of the consented outline proposals for 178 dwellings to the south, known as Land East of Beeby Road (14/01637/OUT). Subject to this consent being implemented, the Parcel could potentially be suitable for residential use. The following aspects should be considered:

- ***Retention of existing landscape features and vegetation***  
The existing hedges to the perimeter of the Parcel could be retained and enhanced where appropriate. Hedge loss should be replaced through green infrastructure provision elsewhere within the development.
- ***Important views to be retained***  
There are no specific important views. However, the Parcel has an important visual context on the edge of the Melton Brook valley and wider rural landscape to the north. The effect on this wider visual context should be considered as part of any development proposal.
- ***Retention of existing routes through the Parcel***  
There are no existing routes.
- ***Ground modelling***  
There should be little requirement for ground modelling or major earthworks.
- ***Additional planting***  
Additional planting would form an important aspect within the design of any future development, due to the open and elevated location of the Parcel, the existing poorly defined boundaries and landscape features, and the need to integrate the development into the wider landscape to the north and east. This should include street tree planting within development to help break up the built mass.



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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Vehicular access is likely to be provided off Beeby Road. The development would need to relate to the existing residential areas to the south and provide appropriate urban fringes that enable a good level of integration with the surrounding countryside.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
There is potential for the Parcel to accommodate open space provision, particularly where related with the retention of existing hedgerows and associated buffer zones. Green infrastructure provision should be applied with buffers along existing retained hedges and the creation of new wildlife corridors, and pedestrian and cycleway links to improve connectivity between Scraftoft and retained areas of countryside.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 34

Size = 10.3Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   |   | ✓ |   | 2     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | Relationship with existing urban built form | Primary           |   |   |   |   | ✓ | 1     |
|  | 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<br>D= x 2, E = x 1   |                   | 0 | 3 | 2 | 3 | 1 | 25    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 0 | 0 | 0 | 4     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 0 | 4 | 2 | 3 | 1 | 29    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 34

### General Commentary

- The Parcel is located to the north-east of Scraptoft on a rolling valley slope, incorporating the majority of a large arable field.
- The southern boundary consists partially of a distinctive tall tree belt to the west, and a more open boundary towards the east with low scrubby vegetation. The boundaries to the east and west are formed by clipped hedgerow in good condition containing hawthorn and blackthorn, with an occasional ash tree. The northern boundary is open, and is defined by the mid-valley slope at approximately 105m AOD. To the south of the Parcel, are the grounds of two facilities incorporating sports pitches. Aylestone Saint James RFC has floodlights and is clearly visible due to the more open boundary to the east.
- The Parcel has a well-defined rural character that is in good condition, with no detractive features. This is set within a wider landscape characterised by rolling arable farmland, with some pasture, and well-defined valleys. Long distance views across this agricultural landscape occur from the upper valley slopes.
- There are open public views from Keyham Lane East and some limited views from Public Footpath D26A to the south. The Parcel is generally well contained from private views, although it is visible from Scraptoft Lodge Farm to the north and Hall Farm to the north-west.
- There is no relationship with the urban fabric and no visual evidence of the built form of Scraptoft and adjoining suburbs of Leicester, and with only a limited awareness of existing buildings within the surrounding rural landscape. Due to the character and condition of the Parcel and wider rural landscape, and the large open elevated and exposed nature of the Parcel there would be limited scope for suitable mitigation in the medium term.
- If development was to occur within the Parcel, some limited coalescence would occur between Scraptoft and Keyham to the north-east.

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

This Parcel is considered to have a medium capacity to accommodate development. The Parcel's isolation and lack of any association with the existing urban fabric forms a key constraint. This combined with the Parcel's context within a well-defined and preserved rural character and the difficulty of mitigating any development in the short to medium term, is likely to preclude development coming forward at the present time.

However, should these constraints be overcome or a larger scale development be considered appropriate in this location within the future, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The mature tree belt to on the south-western boundary of the Parcel should be retained and a suitable buffer provided that excludes built development. Hedgerows should be retained and enhanced.
- ***Important views to be retained***  
Local and long distance views are an important consideration in terms of the extent of effect of any future development. Careful consideration needs to be given to limiting any adverse effects on views, particularly in relation to the more elevated and open parts of the Parcel.
- ***Retention of existing routes through the Parcel***  
There are no routes through the Parcel.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Ground modelling***  
Due to the sloping nature of the Parcel, a moderate extent of earthworks would be needed to accommodate the required road infrastructure and levelling for future houses. This needs to be undertaken sympathetically, with a layout that follows the existing contours and sufficient spacing provided between properties to minimise the extent of earthworks and any required retaining structures.
- ***Additional planting***  
Substantial new tree, woodland and shrub planting would be important to integrate any future development into the surrounding landscape and provide new landscape features. This is particularly necessary to reinforce the northern boundary, if Parcel 35 is to remain undeveloped.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Any development in this location should preferably occur lower down the valley slope with open space and green infrastructure preferably located on higher ground.
- ***Building materials***  
A variety of building vernaculars and materials could be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Development on the upper valley slope to the south would be visible over an extensive area of rural landscape to the north. This part of the Parcel also provides wide long distance views. Consequently, this would be more suitable for public open space provision, as a continuation of the sports ground to the south.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 35

Size = 10.5Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | Relationship with existing urban built form | Primary           |   |   |   |   | ✓ | 1     |
|  | Prevention of coalescence                   | Primary           |   | ✓ |   |   |   | 4     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <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<br>D= x 2, E = x 1   |                   | 0 | 3 | 3 | 2 | 1 | 26    |
| <b>3.Landscape Value</b>                             | Designations                                | Secondary         |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 0 | 0 | 0 | 4     |
| <b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>   |   |                   | 0 | 4 | 3 | 2 | 1 | 30    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 35

### General Commentary

- The Parcel is similar to Parcel 34, incorporating the remaining southern section of the large arable field to the north and a further medium sized arable field. The primary difference being its location on the lower valley slopes and reduced exposure and visual presence within the wider landscape.
- The boundaries to the north, east and west are defined by a continuous clipped hedgerow containing hawthorn, blackthorn and field maple in good condition. The eastern boundary is formed by Melton Brook. A row of mature trees lies to the south-east and provides a distinctive landscape feature within the Parcel. The southern boundary is open to Parcel 34.
- The Parcel is located adjacent to the publicly accessible Scraftoft Natural Burial Ground, on the other side of the Brook, from where there are restricted views into the Parcel. There are open public views from Keyham Lane East and some limited views from Public Footpath D26A. The Parcel is generally well contained from private views, although it is visible from Scraftoft Lodge Farm to the north.
- There is no relationship with the urban fabric and no visual evidence of the built form of Scraftoft and adjoining suburbs of Leicester, and with only a limited awareness of existing buildings within the surrounding rural landscape. Due to the character and condition of the Parcel and wider rural landscape, and the large open elevated and exposed nature of the Parcel, there would be limited scope for suitable mitigation in the medium term.
- If development was to occur within the Parcel, some limited coalescence would occur between Scraftoft and Keyham.

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

This Parcel is considered to have a medium-high capacity to accommodate development. However, the Parcel's isolation and lack of any association with the existing urban fabric forms a key constraint. This combined with the Parcel's context within a well-defined and preserved existing rural character and the difficulty of mitigating any development in the short to medium term, mean it would be very unlikely for development to come forward at the present time.

Should these constraints be overcome or more extensive development be considered appropriate in this location within the future, it should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing copse, hedgerows and vegetation along the tributary of the Melton Brook, should be retained and suitable buffers provided that exclude built development.
- ***Important views to be retained***  
Development would be relatively well-contained by the landform as it lies within the lower valley slopes, limiting the extent of visual influence within the wider rural landscape, in comparison to Parcel 34. Nevertheless, local views within the valley from Keyham Lane East, Scraftoft Natural Burial Ground and Public Footpath D26A would be an important consideration.
- ***Retention of existing routes through the Parcel***  
There are no existing routes.
- ***Ground modelling***  
Due to the sloping nature of the Parcel, a moderate extent of earthworks would be required to accommodate the required road infrastructure and levelling for future houses. This needs to be undertaken sympathetically, with a layout that follows the existing contours and sufficient spacing between properties to minimise the extent of earthworks and required retaining structures.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Additional planting***  
A good provision of new tree, woodland and shrub planting would be important to integrate any future development into the surrounding landscape and provide new landscape features.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Development would need to come forward as part of wider proposals that include new road infrastructure. Built development should be avoided adjacent to Melton Brook.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
There is potential for the Parcel to accommodate open space provision, particularly where related with the retention of existing hedgerows and associated buffer zones. Green infrastructure provision should be applied with the buffer along Melton Brook and the creation of new wildlife corridors, and pedestrian and cycleway links to improve connectivity.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 36

Size = 5.5Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | 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>                            |                   | 0 | 1 | 2 | 1 | 1 | 13    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 3 | 3 | 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 | 2 | 3 | 3 | 1 | 29    |

**Overall Capacity Range = Medium**



## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 36

### General Commentary

- The Parcel is a distinctive narrow strip of pastoral land, situated to the east of Scraftoft, on sloping land rising up from Melton Brook in the north, extending to incorporate Wayside Lodge and associated gardens to the south. The Parcel is well-contained by vegetation with tall hedgerows along the boundaries, incorporating hawthorn, elder and ash.
- The Parcel is used as rough pasture for horse grazing, which contrasts with the surrounding arable landscape. The land is further characterised by a stable block and post and rail fencing transecting the Parcel. A number of individual trees scattered across the land gives this Parcel a semi parkland-estate character. The large dwelling of Wayside Lodge, lies off Covert Lane, with a number of mature trees within the front and rear gardens. The lower part of the field to the north has some evidence of ridge and furrow, although this is not particularly pronounced or apparent. Consequently, the Parcel is of small scale, with varied texture, providing a distinctive character that is generally of good condition.
- There are open public views from Public Footpath D26A, which crosses the Parcel to the south, and some views into the Parcel from the other side of the valley along Keyham Lane East. There are no private views other than those from Wayside Lodge. The Parcel is generally contained from both public and private views due to established, tall vegetation and the sloping landform. The elevated southern part of the Parcel has long distance views over the surrounding landscape and is visible from the surrounding local valley and longer distance views from the north.
- There is no association with the urban fabric and no visual evidence of Scraftoft or the eastern suburbs of Leicester, and limited awareness of any buildings within the surrounding rural landscape. If development was to occur within the Parcel, this would result in a partial coalescence of Scraftoft and Keyham, particularly due to the length and location of the Parcel between the two settlements. There would be limited ability to adequately mitigate any development due to the character and nature of the Parcel, proximity to Wayside Lodge and its partially elevated location.

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

This Parcel is considered to have a medium capacity to accommodate development. However, a number of key constraints are likely to preclude development coming forward, these include: the Parcel's isolation and lack of any association with the existing urban fabric; the linear and restricted width of the Parcel; the loss and change to an area of distinctive character; the intrusive effect on the wider rural landscape; and the difficulty of mitigating development in the short to medium term.

Should these constraints be overcome or development be considered appropriate in this location as part of a more extensive development within the future, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The tall hedgerows along the boundaries and the mature individual trees within the Parcel should be retained.
- ***Important views to be retained***  
Long-distance views north, from Public Footpath D26A, across the Leicestershire countryside, provide important views. Views within the Melton Brook valley, wider landscape and from Wayside Lodge should all be considered in terms of providing a sympathetic development.
- ***Retention of existing routes through the Parcel***  
Public Footpath D26A, which crosses through the Parcel, should be retained.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Ground modelling***  
The valley slopes and undulating landform would form an important consideration in terms of layout, which should seek to minimise the extent of earthworks required. Development should follow the terrain, where possible, and maximise opportunities for views across the valley.
- ***Additional planting***  
Additional planting should be provided to help integrate any future development into the landscape.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
The narrow, linear nature of the Parcel, limits the options for layout, without the loss of boundary hedgerows and the need to be assimilated with the development in adjoining Parcels. The loss of hedgerows should be avoided and development should seek to retain some of the existing semi-rural character of the Parcel. It is likely that the Parcel would be most suitable for open space provision with some limited low density housing on the lower valley slopes. This is most likely to come forward as part of wider proposals associated with adjoining Parcels.
- ***Building materials***  
A variety of building vernaculars and materials could be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Open space and green infrastructure provision should form the primary function of the Parcel, and retaining and enhancing its existing character. This would be particularly applicable on the narrow upper valley slopes and adjacent to the public footpath. Proposals should seek to enhance access, wildlife corridors and views across the valley.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 37

Size = 4.3Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | Relationship with existing urban built form | Primary           |   |   |   |   | ✓ | 1     |
|  | Prevention of coalescence                   | Primary           |   | ✓ |   |   |   | 4     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 2 | 2 | 0 | 1 | 15    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 4 | 2 | 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>   |   |                   | 1 | 2 | 4 | 2 | 1 | 30    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 37

### General Commentary

- The Parcel lies to the east of Scraptoft on the south-western valley slopes of Melton Brook. It is composed primarily of a small arable field, with tall hedgerows and the Brook to the east. There is a well-defined clipped hedgerow to the south bordering Parcel 38 containing mostly hawthorn and continuous tall hedgerow to the west. The boundary to the north-east comprises mature trees and scrub alongside the Brook, with the eastern boundary to the east being defined by a fragmented hedgerow.
- The adjoining areas of land and the wider landscape are characterised by rolling arable farmland, with some pasture, set within well-defined valleys. The Parcel reflects the wider rural character and is mainly in good condition.
- This single, small, arable field is relatively contained and enclosed due to its location on the lower valley slopes and the extent and size of the boundary vegetation. It is visible from the neighbouring Public Footpath D26A, which lies to the south and east of the Parcel.
- There is no association with the urban fabric and no visual evidence of Scraptoft and the eastern suburbs of Leicester, and limited awareness of existing built form within the surrounding rural landscape. If development was to occur within the Parcel, this would have a slight influence on the coalescence of Scraptoft and Keyham.
- There would be some scope to mitigate development in the short to medium term, but it would be difficult to adequately integrate into the surrounding well-preserved rural character.

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

This Parcel is considered to have a medium-high capacity to accommodate development. However, the Parcel's isolation and lack of any association with the existing urban fabric forms a key constraint. This combined with the Parcel's context within a well-defined and preserved existing rural character and the difficulty of sufficiently mitigating development in the short to medium term, is likely to preclude development coming forward at the present time.

Should these constraints be overcome or development be considered appropriate in this location within the future as part of a more extensive scheme, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and vegetation along the tributary of the Melton Brook, should be retained and a suitable buffer provided that excludes built development adjacent to the Brook.
- ***Important views to be retained***  
Local views from Public Footpath D26A are an important consideration in terms of the extent of effect on any future development.
- ***Retention of existing routes through the parcel***  
There is no existing route.
- ***Ground modelling***  
Due to the partially sloping nature of the Parcel, some earthworks would be required to accommodate the required road infrastructure and levelling for future houses.
- ***Additional planting***  
New tree and shrub planting should be used to help integrate any future development into the surrounding landscape and provide new landscape features.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Development would need to come forward as part of wider proposals that would include new road infrastructure.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Green infrastructure provision should be associated with the buffer along the Brook. New footpath links should be provided to connect with Public Footpath D26A.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 38

Size = 15.3Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   |   | ✓ |   | 2     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | 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>                            |                   | 0 | 1 | 1 | 2 | 1 | 12    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 3 | 3 | 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 | 2 | 3 | 3 | 1 | 29    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 38

### General Commentary

- Parcel 38 lies to the west of Scraftoft on the south-western valley slopes of a tributary of Melton Brook. The Parcel retains a well-defined rural character that is generally in good condition. It is composed primarily of a large arable field, with evidence of former hedge removal, resulting in the current extensive size of field. The field extends from the southern elevated plateau ridgeline along Covert Lane to the lower valley slopes to the north to form a boundary with Parcel 37 and the tributary of Melton Brook.
- The Parcel is set within a wider landscape area characterised by rolling arable farmland, with some pasture, set within well-defined valleys. Views across this agricultural landscape extend over a long distance from the upper valley slopes. Likewise views of the Parcel from the opposing valley side are particularly evident from Public Footpath D26A and Keyham Lane East to the north. The public footpath crosses through the Parcel and the local valley providing a link between Scraftoft and Keyham. Longer distance public views are also available from the north-west. Private views are largely restricted to the adjacent large property of Wayside Lodge.
- The Parcel is mainly contained by hedgerow field boundaries. Hedgerows are continuous, composed mainly of hawthorn, and incorporate some poor ash trees. Hedges are of relatively moderate height, with a tall hedge along the western boundary with Parcel 36. The remainder of hedgerow extends part way through the centre of the Parcel. A copse lies on the southern edge of the Parcel, forming a distinctive feature on the skyline. Adjacent to this is an area of disturbed ground where undefined works are currently taking place, forming a localised detractive feature.
- There is no visual evidence of the eastern edge of Leicester and associated settlements, and limited awareness of existing built form within the surrounding landscape. The rooftops of the houses within the village of Keyham in the mid-distance to the north-east are visible from the more elevated ground within the Parcel. There would be a partial effect on coalescence between Scraftoft and Keyham should development occur within the Parcel, primarily due to the size and location of the Parcel relative to the two settlements.
- Given the large, open and elevated nature of the Parcel and the well-preserved rural character, there would be limited scope to mitigate development adequately in the short to medium term.

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

The Parcel is considered to have a medium capacity to accommodate development. However, the Parcel's isolation and lack of any association with the existing urban fabric forms a key constraint. This combined with the Parcel's context within a well-defined rural character and the difficulty of mitigating any development in the short to medium term, is likely to preclude development coming forward at the present time.

Should these constraints be overcome or development be considered appropriate in this location in associations with a more extensive scheme within the future, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing copse, hedgerows and vegetation along the tributary of the Melton Brook, should be retained and a suitable buffer provided that excludes built development.
- ***Important views to be retained***  
Local and long distance views are an important consideration in terms of the extent of effect on any future development. Careful consideration needs to be given to limiting any adverse effects on views, particularly in relation to the more elevated and open parts of the Parcel.

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Retention of existing routes through the parcel***  
The existing public footpath needs accommodating, either based on its existing alignment or a diverted route. The route should be incorporated into any layout with associated public open space and green infrastructure provision.
- ***Ground modelling***  
Due to the sloping nature of the Parcel, a moderate extent of earthworks would be required to accommodate the required road infrastructure and levelling for future houses. This needs to be undertaken sympathetically, with a layout that follows the existing contours and sufficient spacing provided between properties to minimise the extent of earthworks and any required retaining structures.
- ***Additional planting***  
Substantive new tree, woodland and shrub planting would be important to integrate any future development into the surrounding landscape and provide new landscape features.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Development would need to come forward as part of wider proposals that include a new road infrastructure. Open space should be considered adjacent to the watercourse and within the centre or upper part of the Parcel to break up the built massing where visible in local and more distant views.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
The Parcel would provide a good location for open space provision incorporating the existing public footpath, a buffer along the watercourse and scope to break up the built mass. Green infrastructure provision should be associated with the buffer along the watercourse and existing hedgerows, creating new wildlife corridors, and pedestrian and cycleway links to improve connectivity.



**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 39

Size = 7.8Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   |   | ✓ |   | 2     |
|  | Openness to private view                    | Secondary         |   | ✓ |   |   |   | 4     |
|  | Relationship with existing urban built form | Primary           |   |   |   |   | ✓ | 1     |
|  | 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<br>D= x 2, E = x 1   |                   | 0 | 2 | 3 | 3 | 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 | 2 | 3 | 3 | 1 | 29    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 39

### General Commentary

- Parcel 39 lies to the west of Scraftoft on the south-western valley slopes of a tributary of Melton Brook. The Parcel retains a well-defined rural character that is generally in good condition, with no detractive features. It is composed of two arable fields. The field extends from the elevated southern boundary along Covert Lane and localised plateau ridgeline to the north and east to the tributary of Melton Brook.
- The Parcel is set within a wider landscape characterised by rolling arable farmland, with some pasture, and well-defined valleys. Long distance views across this agricultural landscape occur from the upper valley slopes. Views of the Parcel are possible from long distance locations, but is mainly apparent in views from the opposing valley side from Public Footpath D26A and D20. Private views are largely restricted to a limited number of properties in the mid to long distance.
- The Parcel is bound by continuous hedgerows along its western, eastern and southern boundaries. A hedge also lies within the centre of the Parcel. Hedgerows incorporate scattered dispersed hedgerow trees, more evident along the eastern boundary. The latter is defined by the upper stretch of tributary valley of Melton Brook and a clump of wetland trees lie within the northern corner of the Parcel.
- There is no relationship with the urban fabric and no visual evidence of Leicester and its adjoining settlements, and limited awareness of existing built form within the surrounding landscape. Partial glimpses of houses within the village of Keyham are visible in the mid-distance to the north-east from the more elevated ground within the Parcel. If development was to occur within the Parcel, some limited coalescence would occur between Scraftoft and Keyham.
- Given the relatively open and elevated nature of much of the Parcel and the well-preserved rural character, there would be limited scope to mitigate development adequately in the short to medium term.

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

The Parcel is considered to have a medium capacity to accommodate development. However, the Parcel's isolation and lack of any association with the existing urban fabric forms a key constraint. This combined with the Parcel's context within a well-defined and preserved existing rural character and the difficulty of mitigating any development in the short to medium term, is very likely to preclude development coming forward at the present time.

Should these constraints be overcome or much more extensive development be considered appropriate in this location within the future, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and vegetation along the upper stretch of the tributary of Melton Brook, should be retained and a suitable buffer provided to exclude built development.
- ***Important views to be retained***  
Local and long distance views are an important consideration in terms of the extent of effect of any future development. Careful consideration needs to be given to limiting any adverse effects on views, particularly in relation to the more elevated and open parts of the Parcel.
- ***Retention of existing routes through the parcel***  
There are no existing routes.
- ***Ground modelling***  
Due to the sloping nature of the Parcel, a moderate extent of earthworks would be needed to accommodate the required road infrastructure and levelling for future houses. This needs to be

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

undertaken sympathetically, with a layout that follows the existing contours and sufficient spacing provided between properties to minimise the extent of earthworks and any required retaining structures.

- ***Additional planting***  
Substantive new tree, woodland and shrub planting would be important to integrate any future development into the surrounding landscape and provide new landscape features.
- ***Maximum building heights***  
Two storey houses should form the predominant limit to building heights, with some allowance for two and half storey.
- ***Development layout***  
Development would need to come forward as part of wider proposals for the area that include a new road infrastructure. The upper slopes are visually more prominent seen from Keyham to the north
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
There is potential for the Parcel to accommodate open space and green infrastructure provision, particularly where related with the retention of existing hedgerows and associated buffer zones. Green infrastructure should include the creation of new wildlife corridors, and pedestrian and cycleway links to improve connectivity.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 40

Size = 16.1Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   | ✓ |   |   |   | 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           |   |   |   |   | ✓ | 1     |
|  | Prevention of coalescence                   | Primary           |   | ✓ |   |   |   | 4     |
| <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<br>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**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 40

### General Commentary

- Parcel 40 occupies an elevated plateau location to the east of Scraptoft. It is characterised by pastoral farmland grazed by cattle and horses. Fields are sub-divided by post and rail fences and demarcated by fragmented hedgerows of variable condition. Occasional hedgerow trees are present along the western and southern boundary, but are suffering from dieback, being stag headed or dead. Hedgerow trees along the northern boundary are mature and form a distinctive feature. A moderate sized water booster building and structure lies to the west of the Parcel, adjacent to the northern boundary that is formed by Covert Lane. Further to the east along Covert Lane lies a large stable block and ménage. The overall appearance is a partially degraded character in relatively poor condition that has been influenced by urban fringe uses. The adjacent land Parcels to the south and west has a more clearly defined arable farmland character that is better condition.
- The plateau location and moderate level of enclosure by vegetation, partially limits the visibility of the Parcel within the surrounding landscape. However, the residential areas of Bushby and Thurnby/Bushby are evident distant features to the south and provide a visual context for the Parcel that influences the underlying rural character. The Parcel is well-separated from the existing settlement edge, with no relationship with the urban fabric.
- The relatively poor condition, eroded rural character and existing landscape features provides a good scope for mitigation.
- Public Footpath D20 lies to the east of the Parcel, with partial and constrained view of the Parcel. Public views are also available from the adjoining Covert Lane. Restricted and more distant views of the Parcel occur from residential properties and roads to the south-west and south, across the adjoining local valley of Thurnby Brook.
- Limited and distant views of traffic on the A47 are possible from parts of the Parcel, which results in a further detractive visual influence.

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

The Parcel is considered to have a medium-high capacity to accommodate development. However, the lack of any association with the existing urban fabric forms a key constraint that is likely to preclude development coming forward at the present time.

The Parcel could be suitable for residential development within this context. However, this would need to be carefully considered, due to the more sensitive boundary with the landscape to the north, the presence of Wayside Lodge, and the currently unsuitable nature of Covert Lane for providing vehicular access.

Should the constraints be overcome or development be considered appropriate in this location within the future, development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
Existing hedgerows and trees should be retained where possible, particularly those along the northern and eastern Parcel boundaries.
- ***Important views to be retained***  
There are no important views, although private views from Wayside Lodge should be considered.
- ***Retention of existing routes through the parcel***  
There are no existing routes within the Parcel.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Ground modelling***  
Given the largely level nature of the Parcel, there should be little need for ground modelling.
- ***Additional planting***  
There is good potential to provide new tree, copse, hedge and shrub planting to address some of the existing poor condition of landscape features and character. Planting should be located to the south of the Parcel on the plateau edge. This would further strengthen green infrastructure provision and assist with the integration of any future development. Planting should also be used to screen the water booster building.
- ***Maximum building heights***  
Building heights should be limited to two or two and half storey, due to the elevated plateau location and proximity to the Melton Brook valley.
- ***Development layout***  
New road infrastructure would need to be provided or Covert Lane upgraded. However, an upgrade of the road would result in the loss of important hedgerows and trees along the lane. Built development should be set back from Covert Lane to protect the existing hedgerow trees and to avoid visual intrusion on the skyline in views from the north within Melton Brook valley.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Open space to be located as best suited to development layout. Consideration should be given to new access and connectivity to Public Footpath D20 and options for improved connectivity with the adjoining grounds of Aylestone St James RFC and new links to Scraftoft.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 41

Size = 11.6Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <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         |   |   | ✓ |   |   | 3     |
|  | 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           |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 3 | 1 | 1 | 12    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>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**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 41

### General Commentary

- The Parcel lies on the upper northern valley slopes of Thurnby Brook. The land is partially formed by the upper plateau edge and partially by the sloping valley side. The northern valley side noticeably undulates, forming a distinctive feature of the valley, although this pattern is more prominent on the lower valley slopes of Parcels 42, 43 and 44. There is a largely rural arable character within the local valley, but it is influenced by the visual presence of the urban form of Leicester and adjoining settlements to the east.
- Moderate sized and continuous hedgerows enclose the Parcel, providing a moderate level of enclosure. Medium sized ash hedgerow trees are scattered along the boundaries, mainly along the northern and southern boundaries.
- The Parcel is composed of a moderately large arable field. This retains a well-defined arable character of moderate condition, but one that is visually influenced by the neighbouring residential areas. The tower blocks in the centre of Leicester form a noticeable distant feature and the existing residential areas of Thurnby and Bushby are clearly evident to the west, set amongst mature trees, and on the opposing valley side. The farm buildings of Scraptoft Hill Farm form prominent local features to the east of the Parcel.
- Public Footpath D20 crosses the eastern edge of the Parcel, with views across the Parcel that are partially contained by the rising landform within the centre of the Parcel. Views of the Parcel also occur from Public Footpath D20 as it crosses the valley and rises up the southern valley side. In addition, Public Footpath D50, which lies beyond the Parcel and immediately adjacent to the southern boundary, has partial views into the Parcel. Views of the Parcel are also possible from the residential properties on the opposing valley side. Due to the elevated location of the Parcel above the valley and associated footpaths, change on the southern edge of the Parcel would have a prominent influence on the rest of the valley.
- The Parcel is isolated and physically separated from the existing urban fringe. Should development be located within the Parcel there would be a moderate influence in causing coalescence between Scraptoft and Bushby. There is some potential to provide effective mitigation in the medium to long term.

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

The Parcel is considered to have a medium capacity to accommodate development. The Parcel is currently isolated from the existing urban edge, with a retained largely rural character that occupies a relatively prominent location within the valley. These form key constraints that are likely to preclude development coming forward at the present time.

However, this should also be considered in the context of consented residential development on the southern valley side, which will further extend the existing settlement edge towards the Parcel. This includes: 130 residential dwellings with open space for Land off Pulford Drive (Outline Application No. 14/00669/OUT,) and 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT).

Should the constraints be overcome or development be considered appropriate in this location within the future, as part of a more extensive scheme, then development should be limited to residential use, based on the following aspects:

- ***Retention of existing landscape features and vegetation***  
Existing hedgerows should be retained where possible.



## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Important views to be retained***  
Views across and within the valley form important aspects within the local setting. Layout and design as part of wider strategic proposals should consider how best to retain such views through the context of the provision of public open space, country parks, and smaller green spaces.
- ***Retention of existing routes through the parcel***  
Public Footpath D20 provides an important cross-valley route, which should be retained for connectivity. This could potentially be diverted to meet layout requirements, as appropriate.
- ***Ground modelling***  
Some ground modelling would be expected, due to the falling landform to the south and the otherwise undulating nature of the Parcel. Layout should be designed to work with the landform, where possible to minimise the extent of earthworks required. A general road layout that is aligned west to east would enable a better fit to the landform
- ***Additional planting***  
Sufficient space for street tree planting to establish successfully and provide a moderate canopy spread, would help break up the built mass when seen across the valley. This would enable a better integration of the built form, in a similar manner to that currently experienced within some existing developments on the southern valley side.
- ***Maximum building heights***  
Due to the prominence of the Parcel location and influence on the skyline for views within and across the valley, building heights should be limited to two storey, with only occasional two and a half storey.
- ***Development layout***  
The layout should relate to the relatively prominent location of the Parcel within the valley. Therefore, development on the southern part of the Parcel should preferably be of lower density to enable more space for street tree planting and suitable offset from the existing hedge along the southern boundary.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Open space and green infrastructure should be focused on locations where there is the greatest variation in landform and along the southern edge and enhance green infrastructure linkages with existing corridors.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 42

Size = 19.4Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <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           |   |   |   | ✓ |   | 2     |
|  | Prevention of coalescence                   | Primary           |   |   |   | ✓ |   | 2     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 0 | 5 | 0 | 10    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 1 | 2 | 6 | 0 | 22    |
| <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 | 2 | 6 | 0 | 27    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 42

### General Commentary

- The Parcel is formed of a large expansive arable field, in which the landform provides a distinctive and prominent feature. Set on the middle to lower valley slopes of Thurnby Brook, the landform noticeably undulates. Hedges define the boundaries of the Parcel and are largely continuous and of moderate height. Given the size, elevation and openness of the field, the hedges provide limited enclosure, resulting in the Parcel being particularly evident in cross-valley views. The Parcel has a moderate strength of character and condition.
- The Parcel is moderately open to both public and private views. Public Footpath D20 follows the eastern boundary of the Parcel with open views to the west. This continues on the southern valley slopes with views back towards the Parcel. Public Footpath D50 follows the northern fringe of the Parcel, enabling elevated open views over the Parcel, valley, and longer distance views to the west and south-west. Residential properties on the edges of the development off Pulford Drive, and to a lesser extent of Bushby, have views across the valley to the Parcel.
- Due to the location, expanse, openness and visibility of the Parcel, it has an important role in the wider context of the valley. The Parcel and valley retains a semi-rural character, but one that is visually influenced by neighbouring and more distant land uses. The presence of residential areas and distant views of tower blocks at the centre of Leicester, provides an awareness of an urban character within the wider landscape, although the presence of trees set on the edge and amongst the existing houses, helps to integrate the built form and reduce the effects on the valley. The influence of built development is likely to increase should the outline and full consents for other residential developments on adjacent land to the south and south-west (refer to below) be implemented.
- Despite the proximity of residential areas, there is limited physical association with the existing urban fabric and the Parcel has not experienced urban fringe pressure or degradation. Due to its size and location, development of the Parcel would cause a significant influence on coalescence between Scraftoft and Bushby. Any change within the Parcel would be particularly evident, with only limited scope to provide mitigation.

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

The Parcel is considered to have a medium capacity to accommodate development. The separation from the existing urban edge and the Parcel's location on the valley slopes of retained semi-rural character would form constraints to development coming forward at the present time. Consequently, any future development should preferably come forward as part of wider strategic proposals for development that would enable a comprehensive strategy to be prepared, enabling the provision of new infrastructure, with a cohesive form and layout that enables integral approach.

However, this should also be considered in the context of consented residential development on the southern valley side, which will further extend the existing settlement edge towards the Parcel. This includes: 130 residential dwellings with open space for Land off Pulford Drive (Outline Application No. 14/00669/OUT) and 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT). Should these developments be built and suitable infrastructure provision provided, it is considered that the Parcel is likely to be more suitable for development. Given the open valley side context, careful consideration needs to be given with regard to the location and design of any development within the Parcel.

Based on the key constraints being resolved, the Parcel would be suitable for residential and potentially small scale commercial development. The following aspects should be considered:

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Retention of existing landscape features and vegetation***  
There is limited vegetation within the Parcel. Hedges along the boundaries should be retained where possible.
- ***Important views to be retained***  
Cross-valley views and views from elevated locations provide important localised views.
- ***Retention of existing routes through the parcel***  
The existing north-south and east-west footpaths provide important connections across the valley and along the valley. This connectivity should be retained and further enhanced.
- ***Ground modelling***  
The valley slopes and undulating landform are important considerations in terms of layout and minimising the extent of earthworks required. Development should seek to follow the lower lying terrain.
- ***Additional planting***  
Sufficient space should be provided to accommodate tree planting and along the fringes of areas of built development, to help integrate any future development into the valley landscape.
- ***Maximum building heights***  
Building heights should be mainly 2 or 2.5 storey, but some allowance for 3 storey may be appropriate in strategic locations.
- ***Development layout***  
The layout should seek to retain some of the existing semi-rural character of the local valley as well as integrating with the landform. In particular, this should be based around the arrangement of open space and green infrastructure. The stream corridor and steeper slopes would provide a more suitable location for public open space and playing fields, with allowance for green fingers to extend up the valley slopes to the higher ground with views, combined with footpath and cycleway links.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Open space and green infrastructure is likely to be most suitable along the stream corridor to provide a visual separation with residential areas to the south. However, open space should also extend up the steeper valley slope, where possible, to enhance access, wildlife corridors and views across the valley.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 43

Size = 10Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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           |   |   |   |   | ✓ | 1     |
|  | Vegetation enclosure                        | Primary           |   |   |   | ✓ |   | 2     |
|  | Complexity/ Scale                           | Secondary         |   |   | ✓ |   |   | 3     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 0 | 2 | 1 | 1 | 9     |
| <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           |   | ✓ |   |   |   | 4     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   |   |   | ✓ |   | 2     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 0 | 4 | 0 | 12    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 1 | 2 | 5 | 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 | 1 | 2 | 5 | 1 | 26    |

**Overall Capacity Range = Medium**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 43

### General Commentary

- The Parcel is similar to Parcel 42 in terms of location on the northern valley slope of Thurnby Brook. However, the landform is more pronounced, with prominent steep valley slopes and a form characteristic of an interlocking spur. This forms a strong characteristic and defining feature. The land is otherwise a moderately large arable field, with evidently elevated and exposed parts to the field.
- Medium height and continuous hedges with scattered hedgerow trees and mature trees and scrub along the watercourse to the south, create a limited enclosure along the Parcel boundaries. This results in the Parcel being moderately open to both public and private views. Public Footpath D50 follows part of the northern boundary and most elevated section allowing views across the valley and longer distance views of the centre of Leicester to the west. The Parcel is clearly visible in views from several properties on the edge of Bushby and Thurnby.
- The Parcel currently has a relatively limited association with existing urban fabric. However, this would change should recent consented residential developments be built, with housing occurring adjacent to the southern boundary. There would be a slight effect on coalescence between Bushby and Scraptoft should development occur within the Parcel. Due to the elevated, largely open nature of the Parcel, with prominent steep slopes there would be limited scope to mitigate the effects of built development within the short to medium term.

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

The Parcel is considered to have a medium capacity to accommodate development. The limited association with the existing urban fabric forms a key constraint and due to nature and characteristics of the Parcel, it is considered likely that this would preclude development coming forward at the present time. However, this should also be considered in the context of consented residential development on the southern valley side. This includes: 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT). Should these developments be built and suitable infrastructure provision provided, it is considered that the Parcel is likely to be more suitable for development. Given the prominent, elevated and open nature of the Parcel, with steep valley side, careful consideration needs to be given with regard to the location and design of any development within the Parcel.

Based on the above, and the key constraints being overcome, the Parcel may be appropriate location for some residential development, but is considered unsuitable for commercial development. The following aspects should be considered:

- ***Retention of existing landscape features and vegetation***  
The trees and scrub along Thurnby Brook form important local features and should be retained and protected with a suitable buffer that excludes built development. Other boundary hedgerows should be retained where possible.
- ***Important views to be retained***  
Elevated views across the valley should be retained where possible, particularly in the context of Public Footpath D50.
- ***Retention of existing routes through the parcel***  
Public Footpath D50 should be retained and additional connectivity considered.
- ***Ground modelling***  
The landform is a key consideration with regard to the location, extent, scale and density of any future residential development in order to minimise the amount of earthworks required and avoid significantly changing the character of the landform. Layout should seek to follow the grain of the terrain and to avoid the need for extensive groundworks.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Additional planting***  
In order to integrate any built development, softworks will form an important element. Sufficient space should be provided to incorporate new areas of planting, including street tree planting.
- ***Maximum building heights***  
Houses should be no greater than two storey, with occasional two and half storey.
- ***Development layout***  
Options for access are limited and are reliant on access through adjoining Parcels or land to the south. Layout is particularly important due to the nature and character of the Parcel. Built development should be constrained, with a relatively high proportion of the Parcel being open space and green infrastructure provision. Built development should be avoided close to Thurnby Brook, on the steeper peripheral slopes, and on the most elevated areas adjacent to Public Footpath D50. It may be that the Parcel would be suitable for a low-density residential scheme, positioned to take advantage of cross-valley views and a greener setting and context.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Due to the location and configuration of the Parcel, combined with prominent valley slopes and elevated views, and proximity to Thurnby Brook, the Parcel provides a good location for open space and green infrastructure. There is a good opportunity to enhance and create new wildlife corridors and connectivity, whilst enabling better integration of built development.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 44

Size = 7.5Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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           |   |   |   |   | ✓ | 1     |
|  | Vegetation enclosure                        | Primary           |   |   |   | ✓ |   | 2     |
|  | Complexity/ Scale                           | Secondary         |   | ✓ |   |   |   | 4     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 1 | 1 | 1 | 10    |
| <b>2a.Visual Factors</b>                             | Openness to public view                     | Secondary         |   |   | ✓ |   |   | 3     |
|  | Openness to private view                    | Secondary         |   |   |   | ✓ |   | 2     |
|  | 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 | 1 | 1 | 3 | 0 | 13    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 2 | 2 | 4 | 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 | 2 | 2 | 4 | 1 | 28    |

**Overall Capacity Range = Medium**



## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 44

### General Commentary

- The parcel lies on the northern valley side of Thurnby Brook, to the north-east of Bushby. The rolling relatively steep valley side progressively steepens towards the base of the valley slope. The Parcel occupies a proportion of a large and open arable field that reflects a similar character to Parcel 43. There is evidence of some hedgerow loss, but otherwise the landscape exhibits a moderately good condition. The Parcel contrasts with the opposing southern valley side, which is more intimate, smaller in scale, with mixed pasture and arable farmland, and more noticeably influenced by residential development.
- Largely continuous medium sized hedgerows define the field boundaries, but provide limited enclosure to much of the more open and elevated parts of the Parcel. This results in the Parcel being more exposed and visible in cross-valley views, particularly from residential properties along the fringes of Bushby. Public Footpath D50 and Public Bridleway D23 cross the field, but lie beyond the Parcel to the north and east. These provide partial views over the Parcel and wider valley slopes.
- An isolated moderate sized copse lies to the west of the Parcel. Wetland trees and scrub define the meandering course of Thurnby Brook. Both form locally distinctive landscape features.
- The Parcel currently has a relatively limited association with the existing urban fabric, with the main association being visual. The houses on the edge of Bushby are clearly visible and more distant views of buildings are evident within Thurnby/Bushby and the centre of Leicester. The physical relationship would change should recent consented residential developments be built, with housing occurring adjacent to the southern boundary. There would be a slight effect on coalescence between Bushby and Scraptoft should development occur within the Parcel, due to the close proximity of the western part of the Parcel to Bushby and the adjoining consented residential development.
- Due to the elevated, largely open nature of the Parcel, with prominent steep slopes there would be limited scope to mitigate the effects of built development within the short to medium term.

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

The Parcel is considered to have a medium capacity to accommodate development. The limited association with the existing urban fabric forms a key constraint and due to nature and characteristics of the Parcel, it is considered likely that this would preclude development coming forward at the present time. However, this should also be considered in the context of consented residential development on the southern valley side. This includes: 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT). Should these developments be built and suitable infrastructure provided, it is considered that the Parcel is likely to be more suitable for development. However, given the prominent, elevated and open nature of the Parcel, with steep valley side, careful consideration needs to be given with regard to the location and design of any development within the Parcel.

Based on the above, and the key constraints being overcome, the Parcel may be an appropriate location for some residential development, but is considered unsuitable for commercial development. The following aspects should be considered:

- ***Retention of existing landscape features and vegetation***  
The copse and trees and scrub along Thurnby Brook form important local features and should be retained and protected. A suitable buffer that excludes built development should be provided along the Brook. Other boundary hedgerows should be retained where possible.
- ***Important views to be retained***  
There are no specific important views, but elevated cross-valley views are an important consideration within the wider Thurnby Brook valley.

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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Retention of existing routes through the parcel***  
There are no public routes through the Parcel. Development should seek to improve connectivity, including a link to Public Bridleway D23 and Public Footpath D50.
- ***Ground modelling***  
The landform is a key consideration with regard to the location, extent, scale and density of any future residential development in order to minimise the amount of earthworks required and to avoid significantly changing the character of the landform. Layout should seek to follow the grain of the terrain and avoid the need for extensive groundworks.
- ***Additional planting***  
In order to integrate any built development, softworks will form an important element. Sufficient space should be provided to incorporate new areas of planting, including street tree planting.
- ***Maximum building heights***  
Houses should be no greater than two storey.
- ***Development layout***  
Options for access are limited and are reliant on access through adjoining Parcels or land to the south. Layout is particularly important due to the nature and character of the Parcel. Built development should be constrained, with a relatively high proportion of the Parcel incorporating open space and green infrastructure provision. Built development should be avoided adjacent to Thurnby Brook and adjacent to the copse.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
Due to the location and configuration of the Parcel, combined with prominent valley slopes and elevated views, and proximity to Thurnby Brook, the Parcel provides a good location for open space and green infrastructure. There is a good opportunity to enhance and create new wildlife corridors and connectivity, whilst enabling better integration of built development.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 45

Size = 5.6Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   |   |   | ✓ | 1     |
|  | Condition                                   | Secondary         |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 0 | 1 | 2 | 0 | 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           |   | ✓ |   |   |   | 4     |
| <b>2b.Potential Landscape Features</b>               | Scope to mitigate the development           | Primary           |   | ✓ |   |   |   | 4     |
|  | <b>Sub Total</b>                            |                   | 0 | 4 | 0 | 1 | 0 | 18    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>D= x 2, E = x 1   |                   | 0 | 5 | 2 | 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>   |   |                   | 1 | 5 | 2 | 1 | 1 | 34    |

**Overall Capacity Range = Medium-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 45

### General Commentary

- The Parcel lies within the valley floor and lower valley slopes of Thurnby Brook on the southern valley side. It noticeably contrasts in character to adjoining Parcels on the northern valley slopes, due to its location within the valley, its pastoral land use and the intimate, small scale, contained nature of the Parcel. The trees and scrub along Thurnby Brook and its northern boundary, provide a clear delineation and enclosure. The Parcel is contained between the Brook and a disused railway to the south. The latter is particularly evident as a feature within the more eastern of the two fields that form the Parcel. The former railway embankments are clothed in tall scrub and trees on both sides forming a strong visual enclosure. This amalgamates to the east with vegetation along the Brook, at the point where a bridge crossing of the railway provides a crossing for Public Bridleway D23. Consequently, there is little visual awareness of the eastern field from the surrounding locality.
- The western pastoral field is partially enclosed, mainly by the vegetation along the Brook, but also by broken hedgerows along the other field boundaries. There is a sharp contrast in the physical and visual presence of the disused railway, with very little remaining evidence of this former land use. The contrast between the two fields results in a mixed character and condition.
- Despite the presence of Public Bridleway D23 on the eastern edge of the Parcel, there are very limited public views into the Parcel. Residential views are possible from the edge of Bushby, but limited and generally well contained. The Parcel exhibits a relatively tranquil location, but is influenced by the noise of traffic from the A47.
- Due to the proximity with the existing built form on the edge of Bushby there is a moderate association with the urban fabric. This would be further reinforced with the building of the consented development to the west, between the Parcel and the existing settlement edge. If development occurred within the Parcel there would be slight effect on coalescence between Scraftoft and Bushby, due to the close proximity of the western part of the Parcel to Bushby and the adjoining consented residential development. As a result of the low lying nature of the land, the extent of enclosure, the proximity of existing houses, and the potential for new green infrastructure, the Parcel has good scope to mitigate future development.

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

The Parcel is considered to have a medium-high capacity to accommodate development. The separation from the A47, the small scale and close proximity to the Thurnby Brook and the current separation from the existing settlement edge, provide the main constraints to limit the likelihood of development coming forward at the present time. However, this would change in part with the building of the consented adjoining residential development. This includes: 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT). Should these developments be built and suitable infrastructure provision provided, it is considered that the Parcel is more likely to be suitable for development.

Given the scale and location of the Parcel, it would be more suitable for residential development. The following aspects should be considered:

- ***Retention of existing landscape features and vegetation***  
The trees and scrub along the Brook and disused railway form important local landscape features and should be retained and protected. Further wildlife corridors and landscape features should be considered to enhance connectivity and habitats within the valley floor. A suitable buffer that excludes built development should be provided along the Brook.

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Important views to be retained***  
There are no important views, although development should consider the wider context of views within the valley.
- ***Retention of existing routes through the parcel***  
There are no existing routes. Opportunities to improve connectivity, including utilising the former route of the disused railway and provide links to Public Bridleway D23 should be considered as part of any proposals.
- ***Ground modelling***  
There should be limited requirement for groundworks.
- ***Additional planting***  
Planting along boundaries that are currently visually weak to the loss and erosion of hedgerows along the southern and western boundary of the western field would be important to integrate any development and to provide wildlife corridors and connectivity, unless the Parcel is brought forward as part of a wider development proposal. It may be desirable to re-establish a link to the retained tree lined sections of disused railway to the west and east to provide a footpath and cycleway link.
- ***Maximum building heights***  
Buildings heights should primarily be two and two and half storey houses.
- ***Development layout***  
The size and shape of the fields within the Parcel, and proximity to Thurnby Brook are likely to be notable constraints in any development, limiting layout options. It is unclear at the present time how vehicular access would be provided, but may be possible as part the adjoining consented developments.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
A fringe or buffer should be provided along Thurnby Brook. Consequently, this could provide a good location for open space provision as part of wider development proposals. The extent of tree and scrub cover along the watercourse and former railway provide important local wildlife corridors. Opportunities should be sought to further reinforce the connectivity with these corridors and providing public access along the former disused railway.

**Leicester PUA Landscape Sensitivity Appraisal – Survey Form**

Land Parcel No = 46

Size = 4.2Ha

Landscape Character Area = Leicester Fringes

Surveyors = GF &amp; EF

Date Surveyed = 20/05/2016

|  |   |                   | 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         |   |   | ✓ |   |   | 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           |   |   | ✓ |   |   | 3     |
|  | <b>Sub Total</b>                            |                   | 1 | 1 | 2 | 0 | 1 | 16    |
| <b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b> | A= x 5, B= x 4, C= x 3<br>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-High**

## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 46

### General Commentary

- The Parcel lies on the southern valley side of Thurnby Brook to the north of Winkadale and the A47. The land gently slopes to the north and then steeply in close proximity to the northern boundary. The Parcel is composed of an otherwise gently undulating medium sized arable field, of moderate character and condition. The landform provides a notable characteristic, but it is the presence of a number of mature trees along its northern and southern boundaries, and to a lesser extent along the western boundary, that form the defining landscape feature. This combined with hedges, help to provide a moderate level of enclosure. The northern boundary is formed by the disused railway and associated cutting and tree lined sycamore and ash.
- Public Bridleway D23 lies just beyond the Parcel and follows its eastern boundary, although the moderate to tall hedge along this boundary partially limits views into the Parcel. Private views mainly occur from Charity Farm and existing residential edge to the west, although partially restricted by intervening trees and hedges.
- The Parcel is separated from the existing urban fringe with no current physical association with it, although there is some visual association. There would be greater association with the building of the consented development to the west. There is little visual awareness of traffic on the A47, but there is a clear audible presence.

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

The Parcel is considered to have a medium-high capacity to accommodate development. The distance from the A47 and the current separation for the existing settlement edge form the main constraints to limit likelihood of development coming forward at the present time. However, this would change in part with the building of the consented neighbouring residential development. This includes: 275 residential dwellings and open space, and up to 500m<sup>2</sup> of retail use for Land at Uppingham Road, Bushby (Outline Application No. 14/01088/OUT). Should these developments be built and suitable infrastructure provision provided, it is considered that the Parcel is more likely to be suitable for development.

Given the location of the Parcel within the valley, it is considered more suitable for residential development. The following aspects should be considered:

- ***Retention of existing landscape features and vegetation***  
The trees and scrub along the Parcel boundaries form important local landscape features and should be retained and protected.
- ***Important views to be retained***  
There are no specific important views, although development should consider the wider context of views within the valley.
- ***Retention of existing routes through the parcel***  
There are no existing routes within the Parcel. However, access and connection should be provided to the adjoining Public Bridleway D23 and options considered for linking and utilising the disused railway to provide a footpath/cycleway link.
- ***Ground modelling***  
Relatively limited groundworks should be required, with the exception of any development on the steeper valley slopes along the northern fringe of the Parcel. This would indicate leaving the steeper slopes free from development.

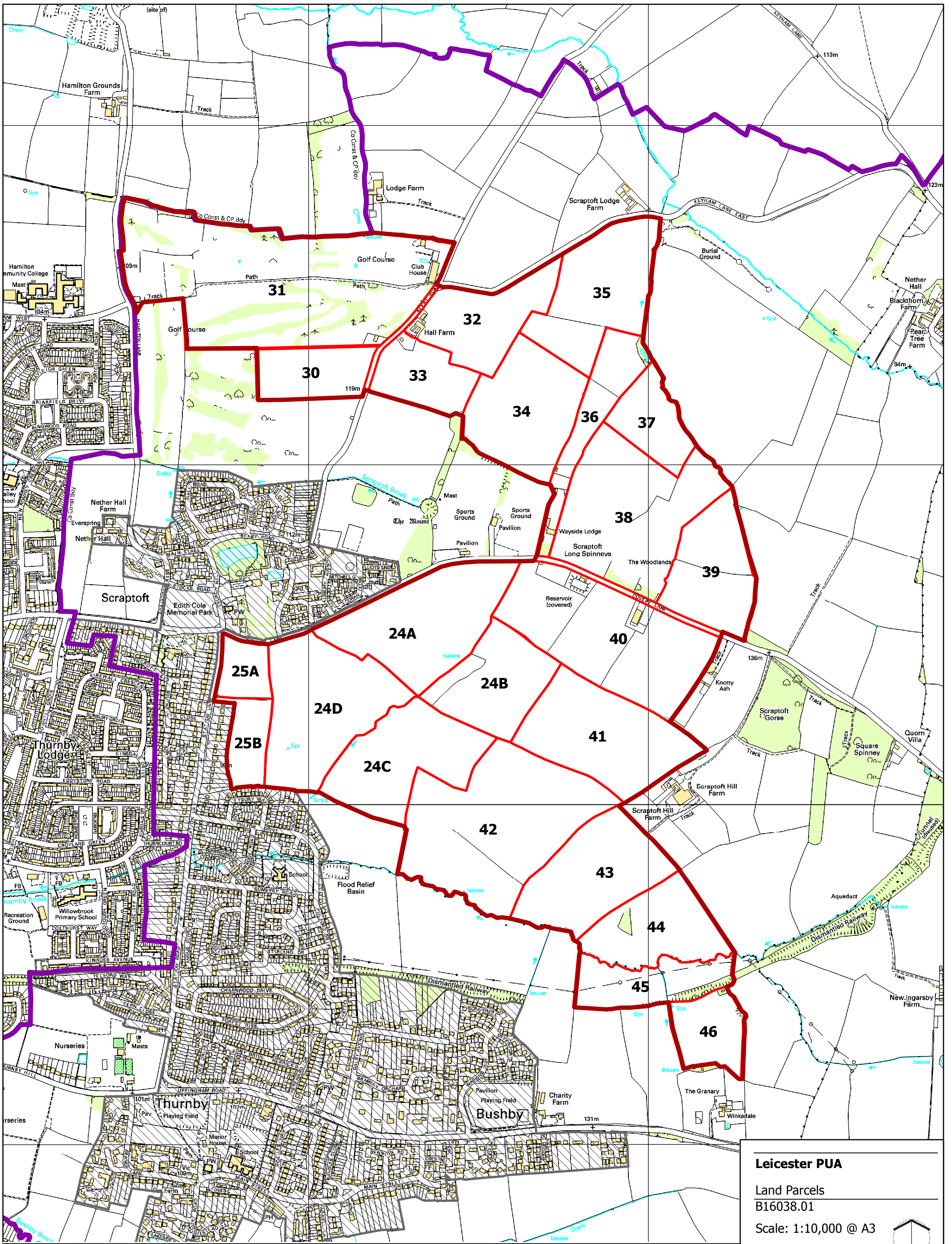
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## Leicester PUA Landscape Sensitivity Appraisal – Survey Form

- ***Additional planting***  
Planting along boundaries and within the Parcel would help visually integrate residential development within the wider valley context.
- ***Maximum building heights***  
Buildings heights should primarily be two and two and half storey houses.
- ***Development layout***  
It is considered likely that vehicular access would need to be provided from the A47 through adjoining land. It would be more desirable to place higher density within the southern part of the Parcel, closer to the A47.
- ***Building materials***  
A variety of building vernaculars and materials should be incorporated to establish a varied built character. Materials and built appearance should be sympathetic and locally distinctive. Materials to include red or pale brick, render, clay and slate tile.
- ***Open space provision and green infrastructure***  
The Parcel already has strong vegetated boundaries and close proximity to Public Bridleway D23. The former disused railway provides potential future public access. New green infrastructure and public access should link to these existing features and strengthen connectivity. It would be preferable to associate this with any required public open space provision on the steeper slopes.



## **Appendix C: Plans**



**Leicester PUA**



Land Parcels  
B16038.01

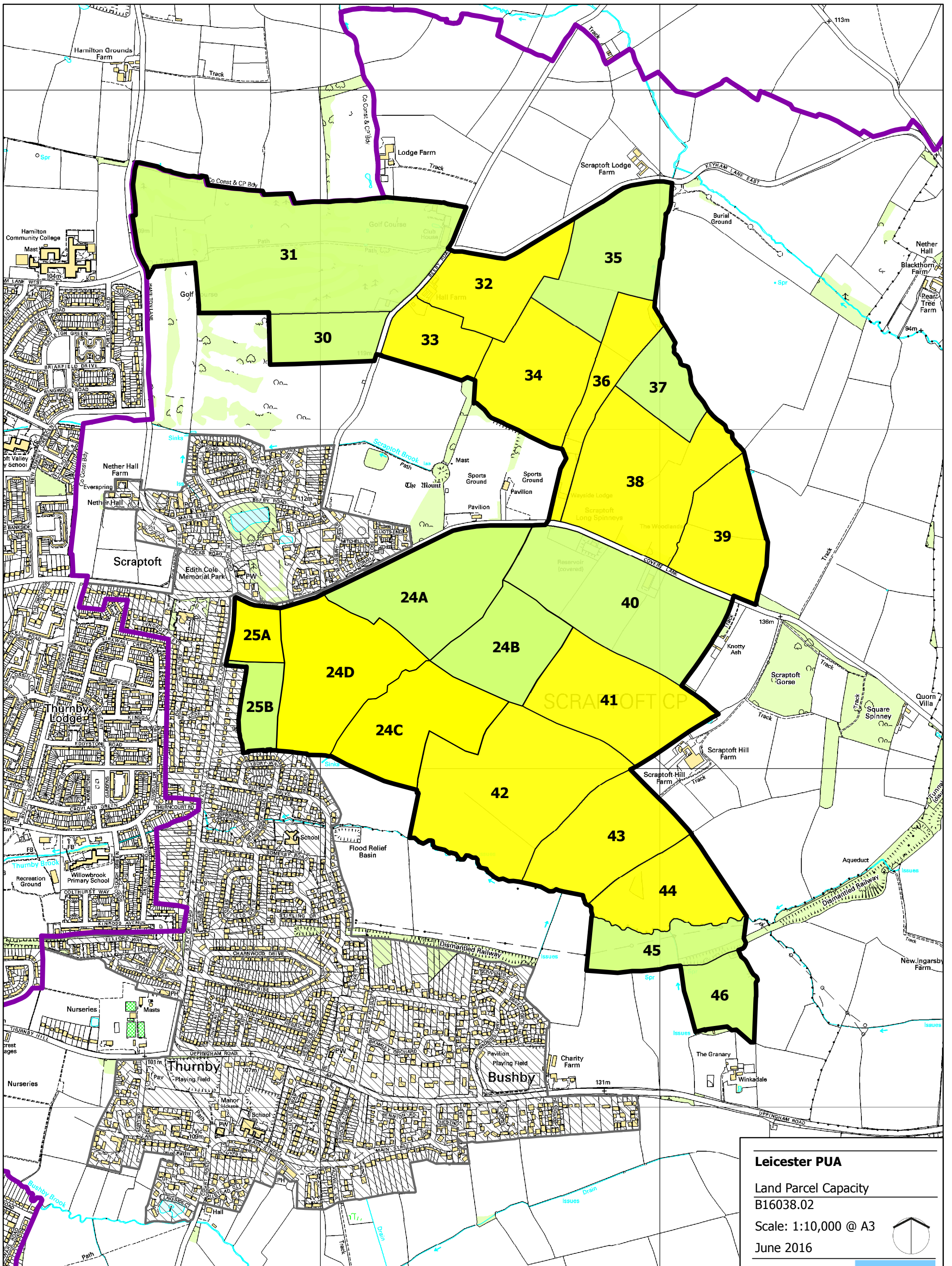
Scale: 1:10,000 @ A3

June 2016



**Key**

-  Study Area
-  Land Parcels
-  District Boundary



**Leicester PUA**



Land Parcel Capacity  
B16038.02

Scale: 1:10,000 @ A3

June 2016



**Key**

-  Study Area
-  District Boundary

**Capacity of Land Parcels**

-  Low
-  Medium-Low
-  Medium
-  Medium-High
-  High

