

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 10.13Ha

Land Parcel No = 1

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	2	1	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	4	2	1	25
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	2	4	2	1	30

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 1

General Commentary

- The Parcel occupies a gently sloping site to the south-west of the Great Glen. The Parcel is bounded to the south by the A6 against which there is a dense boundary of native vegetation. Station Road lies to the east which is the approach road from the A6 and London Road, the original route of the A6, forms the north-east boundary. The Northern boundary is marked by a mature hedgerow adjacent to Parcel 2.
- The land use on the Parcel is currently pasture for sheep grazing and is subdivided into eight smaller fields of a similar character. The boundaries of the fields are marked by either low clipped hedges with occasional mature hedgerow trees or some taller over-mature hedges have grown out with spaces between and under. There is ridge and furrow evident over most of the Parcel which adds to the historic character.
- The Parcel is very open to public view from Station Road and London Road where the boundary hedgerows are generally clipped and low with views between individual mature Ash, Horse Chestnut and Lime trees located within the hedgerow and verge. There are also two public footpaths that cross the Parcel, one north-south towards the bypass and the second running east-west inside the northern boundary public footpath. There are some longer distance views to the south-west from the footpaths including views to the high ground around Stoneygate School beyond the village.
- There are no houses that look directly onto the Parcel. However, St Cuthberts the parish church (Grade II* listed) with its well vegetated churchyard is located to the north-east on the other side of London Road. There is a telecommunications mast to the south east corner of the Parcel close to Station Road.
- The Parcel currently forms a rural break between the busy and noisy A6 corridor and the rest of the village north of London Road. This currently provides a green gateway into the village with some of the more historic buildings including the church and the Yews Hotel visible on the northern boundary.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. Development on the Parcel would form a notable and highly visible change to the rural character from the adjacent roads and rights of way to the site. However, the Parcel is well located, near to the A6 and would therefore form a potential site for commercial uses which would also be less sensitive to noise. The site currently provides a rural gateway to Great Glen and in the context of the church and The Yews Hotel, any commercial development should be moderate in scale. Residential development is also possible, yet would be located in part of the village where there is currently no existing housing and would therefore be more detached from the village. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The mature hedgerow along the Parcels boundaries should be retained and where possible internal field boundaries also. The maturing planting adjacent to the A6 forms a strong buffer and should be retained as a key part of any potential development.
- ***Important views to be retained***
There are currently views across the Parcel from Station Road and London Road towards the feature buildings of the parish church and The Yews Hotel. These aspects should be retained and where possible enhanced by any development on the site.

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- **Retention of existing routes through the site**
The two public footpaths that cross the site should be retained. However, both involve a crossing of the A6 and due to their detachment from the rest of the village these routes are currently unlikely to be well used.
- **Ground modelling**
Some modest ground modelling may be required to accommodate development on the gently sloping ground.
- **Additional planting**
Additional planting would be required in conjunction with any built development to soften the impact of built form. This should be mainly native in character to blend with the existing features on around the Parcel.
- **Maximum building heights**
Residential development should be to 2 - 2½ storey. The three-storey Yew Hotel provides a cue for some slightly taller buildings in this location along the former A6. However, the hotel and church should still retain their prominence as landmark buildings. Commercial development should be of a similar height and not dominate the approach to the village.
- **Development layout**
Should development be considered suitable on this Parcel it should ideally involve a setback of open space/new village green at the junction of Station Road and London Road providing a setting for the church and The Yews Hotel. The front elevation of treatments of development would be very important to address a potentially new built aspect to this part of the village. Suitable access points should aim to avoid the loss of mature trees along London Road. Development adjacent to the A6 and further to the west of the Parcel would be more hidden from most public and private views. However, the existing hedgerows should be incorporated wherever possible.
- **Building materials**
The buildings in the area have a range of vernacular styles including some houses dating from the Georgian period and others Victorian in origin. Red brick predominates with slate roofs and additional features such as blue brick copings on boundary walls.
- **Open space provision and green infrastructure**
The Parcel could be retained as open agricultural land maintaining its role as a rural gateway. Although now a secondary road London Road is still a relatively busy route making crossing adjacent to the Parcel quite difficult. Therefore increased access for recreation alone is not so desirable. If the site was partially developed, then an open green to the frontage of London Road and Station Road should be provided to create a sense of character that already exists within the historic centre of Great Glen to the east.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 15.71Ha

Land Parcel No = 2

Surveyors = JB & MW

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 2

General Commentary

- The Parcel is located to the south-west of Great Glen and fronts London Road to the north-east, Parcel 1 to the south and partially abuts the A6 to the south-west. Further small to medium agricultural fields lie to the north-west before the outlier development at Glen Rise.
- The landform of the Parcel is relatively elevated forming a soft domed plateau edge to the centre running east-west in orientation. The site is bounded by strong native hedgerows and trees to all sides which provide a good sense of enclosure particularly in the summer months including from the adjacent London Road.
- The land use is pasture and includes two fields, one 'L' shape and substantially larger than the second field to the north-east. The fields have ridge and furrow throughout and are similar in character to the Parcel 1.
- There are no public footpaths across the site and public views are limited to glimpses from London Road. Private views relate to a few larger detached properties and other individual buildings to the north of London Road. There are also views from the relatively elevated access road leading to Leicester Grammar School to the north.
- There is one large detached property on the Parcel, The Sycamores which is Grade II listed and includes a number of outbuildings and associated garden areas. There also appears to be a further separate property as part of this group. Otherwise the Parcel is detached from the existing built development within the core of the village. The proximity to the Glen Rise and related development to the north-west would also lead to some coalescence with this smaller settlement if the Parcel were developed.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. Favourable factors relate to its enclosure by vegetation and relatively limited number of public and private views. However, factors that would make development more prominent are the relatively elevated location, its detachment from the rest of the village and the way it will provide an intensification of development to the north-west, towards the Glen Rise development. Commercial development on the higher ground would be visually more prominent and involve greater ground modelling and is therefore not considered suitable. Should residential be considered suitable, it is recommended to form a small development on the lower lying ground adjacent to London Road and more closely related to The Sycamores. The following measures should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
The strong boundary vegetation along London Road should be retained where possible, subject to provision of suitable access points. The existing boundary features and internal mature trees should also be retained in any development proposal.
- ***Important views to be retained***
There are no important key internal or external views into the Parcel.
- ***Retention of existing routes through the site***
There are no public footpaths crossing the Parcel.

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- **Ground modelling**
Some localised ground modelling would be required for any development on the Parcel but this should be minimised.
- **Additional planting**
Additional planting may be required along the London Road to replace any losses to create access points.
- **Maximum building heights**
Building heights should be limited to 2 storeys
- **Development layout**
Development should be restricted to the lower ground adjacent to London Road and preferably a small development of individual houses to the east of the site around The Sycamores. An appropriate interface with The Sycamores should be provided within any layout.
- **Building materials**
Buildings in the vicinity of the Parcel use traditional red brick and tile construction and it is recommended that this should form the guide for any development within this Parcel.
- **Open space provision and green infrastructure**
The existing site features should be retained to provide a baseline of green infrastructure.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 3
Surveyors = JB & MW

Size = 4.19Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 3

General Commentary

- The Parcel is located to the south-west of the village. It is bounded to the south-west by London Road, to the south by Glenn House and to the east by development on The Mere. The western boundary borders an individual property fronting London Road and the Northern boundary borders Parcel 5.
- This is a relatively small Parcel comprising two fields currently composed of grass/pasture/meadow. The land slopes gently from the south-west down to the north-east where there are two small ponds and associated mature vegetation. There is a wide and strong belt of mature trees on the boundary with London Road and a tall dense hedgerow on the northern boundary adjacent to Parcel 5. The remaining boundaries back onto existing mature gardens associated with individual residential properties including Glenn House.
- Views from public locations along London Road are well screened by the density of vegetation particularly in the summer months. A public footpath runs along the southern boundary of the Parcel marked by a chain-link fence, but retains open views over the Parcel. There are private views from the single residential house to the west and from the upper stories of Glenn House.
- The Parcel has a moderate relationship with existing development on the edge of Great Glen, which at this point comprises large individual detached properties set within mature grounds. However, development on the Parcel would also extend Great Glen to the north-west and connect with other detached properties fronting the London Road, which are currently separated from the village.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. This is based on the adjacency to the existing settlement and the well contained nature of the site and particularly by surrounding mature vegetation. It is considered that with suitable access, a small-scale development of medium to large detached properties that upholds the character of the area could be suitable. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The mature vegetation to London Road should be retained as far as possible. Accessing the Parcel may involve the loss of some trees. Suitable access points along a line of least resistance should be identified and based on the detailed tree survey. The boundary features and the trees associated with the two ponds should be retained within any layout.
- ***Important views to be retained***
Views from the public footpath across the Parcel are of local value and should be respected within any development layout as the remainder of the route running towards the High Street is contained.
- ***Retention of existing routes through the site***
The existing footpath to the southern boundary providing a connection between the High Street and London Road should be retained.
- ***Ground modelling***
The gently sloping site should not require much ground modelling to accommodate suitable development

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- ***Additional planting***
Additional planting should be considered to mitigate any views from adjacent residential properties and in particular the houses to the western and southern boundaries.
- ***Maximum building heights***
The existing houses in the area vary from bungalows to 2½ storey houses. In view of the well contained nature of the site, it is considered that the properties could also vary within these limits.
- ***Development layout***
A suitable access would be required from London Road to facilitate development and this is most likely to be to the western corner. Development within the Parcel should form the typical cul-de-sac development of medium to large-scale houses. It is possible that a link to Parcel 5 five could also be provided through Parcel 3 to service this area.
- ***Building materials***
As the Parcel is relatively contained, the style of development could allow for a range of materials from traditional vernacular through to a more modern solution, while still respecting adjacent properties including Glenn House.
- ***Open space provision and green infrastructure***
The existing boundary tree belts and ponds would be retained within any development to provide a baseline of green infrastructure. It is assumed that the large properties will also have some larger garden areas.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 7.37Ha

Land Parcel No = 4

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary					✓	1
	Condition	Secondary					✓	1
	Sub Total		0	1	0	1	2	8
2a.Visual Factors	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
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	0	3	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	0	4	2	22
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	3	0	4	2	27

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 4

General Commentary

- The Parcel fronts London Road to the south, Parcel 3 to the east and the main campus of the Leicester Grammar School to the north.
- The Parcel is located on rising ground up to the edge of the plateau to the western boundary.
- There is a mix of small scale sub-parcels including a few large individual detached houses in mature grounds, individual houses and some short terraces including Crick's Retreat. There are areas of grassland including small paddocks bounded by post and rail fencing to the centre of the Parcel, which are either side of the curving access road that leads to Leicester Grammar School.
- A range of traditional 'farm' buildings that date from the original Manor Farm on the site are Grade II listed. The buildings provide a focal point on the entrance to the Leicester Grammar School and at the end of the line of pollarded lime trees along the access route.
- There are no public rights of way across the Parcel with the only public views being those from London Road looking up the grassy bank towards individual houses on the approach to the school. However, there are some long distance views from the top the access road to the school across the paddocks to the east of Great Glen and the higher ground including the mature tree belt of Glen Oaks located on Oaks Road.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium-Low capacity to accommodate additional development. This is on account of the site being predominantly already developed for a number of residential and educational purposes, and with remaining areas of land forming an elevated and attractive entrance to the school and approach towards the village. Based on the capacity it is considered that commercial or residential development is not suited to the Parcel. The only part that has some suitability for residential use would be to the west of the access road to the school. This area of land could also form a potential landscape access route into Parcel 5 if a more comprehensive development was considered suitable in this adjacent Parcel.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 21.06Ha

Land Parcel No = 5

Surveyors = JB & MW

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium – High

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 5

General Commentary

- The Parcel is located west of the village and forms a broadly rectangular area, bounded by existing residential development and Great Glen Recreation Ground to the east, as well as Leicester Grammar School on the higher ground to the west. Parcel 3 lies to the south and the larger arable field forming Parcel 7 lies the north.
- The Parcel is currently used for sheep grazing and subdivided into a number of irregular fields mainly by post and wire fences. Much of the land appears to include evidence of ridge and furrow. One mature hedgerow marks a triangular boundary to the north corner. Two small clusters of vegetation are situated in the two southern fields, both associated with small ponds. There are few other features within the site, which slopes gently up from the village towards the Leicester Grammar School playing fields.
- There are no public rights of way running through the site however a bridleway runs outside the eastern boundary within a green lane formed by hedging to both sides. From this route there are a few views into the site for pedestrians, particularly during the summer months, due to the height or density of intervening vegetation along the footpath. There would be views for equestrians into the site while adjacent to the recreation ground. Further to the north, outside the limits of the existing village there are some views looking south west towards Parcel 5, although these are partly screened by boundary vegetation and hedging. There are more distant cross valley views to the Parcel e.g. from the public footpath running across Parcel 11.
- Residential properties on Heron Close and Bridgwater Drive back onto Parcel 5, however the views are also contained by the density of vegetation along the green lane.
- There are also open views from Leicester Grammar School which comprises a substantive two-storey modern building and campus on the high ground to the west of the Parcel and Great Glen.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium-High Capacity to accommodate development. Factors in favour of development include: the relatively simple character of the land and its relatively contained character from public and private view. Development of this Parcel would occupy a similar extent of the River Sence valley slopes as currently exists to the east of the village and be bounded by the existing built development of the school on its western side. However, development towards the Leicester Grammar School campus on the higher ground would lead to coalescence between the village and the campus. This Parcel would represent a substantial area of built development but one that minimises wider impacts on the landscape. There appear to be a number of existing potential access points including hammerheads within Fordview Close, Bridgwater Drive and Heron Close. In addition access could be achieved through either Parcels 3 or 4. In view of the location adjacent to residential, recreational and educational uses it is considered that commercial development is not appropriate. In view of this, the following aspects should be considered in relation to any future residential development:

- ***Retention of existing landscape features and vegetation***
The boundary hedgerows particularly to the east should be retained together with a mature hedgerow that runs diagonally across the northern part of the site.
- ***Important views to be retained***
There are no particularly important views within the site.

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- **Retention of existing routes through the site**
There are no public footpaths or accessible land within the Parcel.
- **Ground modelling**
Residential development on the site would involve some minor adjustments to earth levels but these could be accommodated.
- **Additional planting**
There would be a requirement to provide a number of areas of planting and open space within the development. This should include some buffer planting to the boundary with the Leicester Grammar School and also a strong boundary to the north adjacent to the currently open countryside.
- **Maximum building heights**
Built form should typically be two-storey high to reflect local patterns but with scope for some 2½ storey properties at key focal points.
- **Development layout**
A development layout should provide for a clear internal structure and ideally two access points into the development if the whole Parcel were considered suitable. Areas of integrated open space should be provided at focal points within the layout to create a focal sense of place.
- **Building materials**
There is scope to provide a mix of traditional and more contemporary built form on this Parcel reflecting both the housing to the east and south, also the more modern school building to the west.
- **Open space provision and green infrastructure**
Areas of open space should be provided and integrated with existing features including the Recreation Ground, at public rights of way, the small ponds and boundary hedgerows. Green infrastructure links across and through the site should be strengthened to provide greater multi-functionality for people and wildlife.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 18.94Ha

Land Parcel No = 6

Surveyors = JB & MW

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 6

General Commentary

- The Parcel is defined by the extent of the modern Leicester Grammar School campus and grounds. The site occupies the upper slopes of the valley of the River Sence and where they level out to form the plateau edge.
- The built form of the school is a modern construction. The main block is rectangular and geometric in form with a number of side wings and flat roofs. Materials comprise a mix of red brick and light rendered walls. There are separate sports halls and pavilions within the grounds that are more utilitarian in their appearance including grey metal cladding walls. The school grounds include a number of all-weather pitches, tennis courts and grass playing pitches. There is a large car park associated with the sports hall. The informal areas within the grounds include grassland with some young structure planting to the north-east and eastern boundaries.
- The western boundary of the Parcel includes a strong linear tree belt that marks the skyline in views both from the west and also the east. There are no public footpaths or access into or through the site. There are public views principally to the sports hall from London Road at Glen Rise looking west. Within this view the structures are prominent and relatively out of keeping. However, the main school building is screened from the section of London Road fronting Parcel 4. There are views from the public footpath running north of the village across Parcel 5 and also cross valley views from the east across Great Glenn e.g. from the public footpath within Parcel 11. There will be fewer private views, mainly in the summer months, from the edge of Great Glen as the existing vegetation provides considerable cover.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate additional development, based on the evaluation of the criteria. Furthermore, the Parcel is fully occupied by the existing educational establishment of relatively recent construction, therefore it is not considered appropriate to evaluate the suitability of the site for alternative uses.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 7
Surveyors = JB & MW

Size = 20.72Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 7

General Commentary

- The Parcel is located to the north-west of Great Glen, it principally comprises a large prominent arable field that runs up the valley slopes of the River Sence. To the north-west of the Parcel there is a small narrow field of pasture enclosed by hedging.
- The north-west boundary of the Parcel is marked by a mature shelter belt, located outside the Parcel but extends from Parcel 6 and forms a notable skyline feature both from within the Parcel and in cross valley views at some 1-2km distance. There are mature hedgerows located along most of the boundaries of the Parcel with occasional hedgerow trees. A section along the south-western boundary has a weaker hedgerow.
- There are no public footpaths through the Parcel, however a bridleway follows the eastern boundary from where there are some gaps in the hedgerow that allow views into the site and up the slope towards the plateau edge.
- There are a number of private views towards the Parcel, including some from residential development at Kingfisher Close and Heron Close to the south-east, and also cross valley views from the Miller Homes development currently under construction to the north-east of the village. There is also a pair of cottages to the north-eastern corner which overlook a small paddock adjacent to it. There would also be views from the school playing fields, though the sensitivity of these users is generally considered to be low in relation to the adjacent development.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate development. The site is currently relatively large scale and prominent rising up the majority of the valley slopes of the River Sence. The Parcel is currently detached from the edge of the village and development would not be closely related to any existing built form. For these reasons the site is not considered to be suitable for development.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 8
Surveyors = JB & MW

Size = 14.34Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 8

General Commentary

- The Parcel is situated within the north-western extent of the Great Glen study area. The Parcel abuts the residential development located on Chestnut Drive which is a separate development of large individual detached houses located between Great Glen and the edge of Leicester. The housing in this area dates from the late 1990s. Stretton Hall transferred from use as a hospital. The Parcel is located on the upper slopes and plateau edge.
- The existing houses on Chestnut Drive are well screened from view from most directions including the south and east. There are glimpses to the edge of Stretton Hall, the larger original property located at the end of Chestnut Drive.
- The northern part of the Parcel includes the gardens and grounds of Stretton Hall which is Grade II* listed and with a number of features including parterres, avenues, ponds, meadows and vegetable plots. The grounds appear to have been remodelled from the late 1990s. The grounds and Hall are generally well contained by number of large mature trees that enclose the garden from the wider area to the east.
- The central part of the Parcel includes a couple of grassland plots that are overlooked by the rear of four individual properties located on Chestnut Drive. These smaller fields are also generally well enclosed by boundary vegetation and one internal hedgerow/tree line that contains wider views into the Parcel.
- The southern part of the Parcel is a relatively larger individual grassland field, also bounded by hedgerows of more variable quality. However, the western boundary is fronted by a strong area of dense woodland.
- There are no public rights of way into any these parcels or in close proximity. The closest bridleway is located to the east and from here views are screened generally by intervening hedgerows. This means that views into the Parcel are generally contained.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity for development based on the criteria assessed. However, the nature of the development would need to be very much in character with existing context and also probably limited in extent. The northern part of the Parcel appears to be integral with the garden and grounds of Stretton Hall and is not considered suitable for development. The central Parcel may have suitability subject to an access, which may be best provided to the north-west corner, but this would appear to require agreement with Stretton Hall. It also appears that one of the individual houses has an access into the southern field from its drive. Provision of a suitable offset from the rear of the properties on Chestnut Drive would need to form an integral part of the layout. The southern area is less constrained by existing development and less overlooking, but additional built form would be more visible from the east and require more mitigation. It is not considered that commercial development would be appropriate in this location due to the adjacent land uses. The following aspects should be considered in relation to any future residential development:

- ***Retention of existing landscape features and vegetation***
The substantial number of mature trees and hedgerows should be retained within any development. Access to the site from Chestnut Drive may require some localised tree loss and this would need to be carefully identified through a detailed tree survey.
- ***Important views to be retained***
The setting of Stretton Hall and its grounds

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- **Retention of existing routes through the site**
There are no public rights of way cross the Parcel. Private access routes and agreements would need to be verified if any development was considered suitable.
- **Ground modelling**
It is not envisaged that ground modelling would be required bearing in mind the relatively gentle slopes at plateau edge.
- **Additional planting**
Should development proceed on the southern part of the field then additional planting of trees and hedge strengthening would be required particularly on the southern and eastern boundaries to contain views from the landscape to the east.
- **Maximum building heights**
Any new properties should not exceed the heights of existing houses along Chestnut Drive. In addition there is a case for single storey properties in the southern field to ensure they do not become prominent in wider views.
- **Development layout**
The layout for any residential development would need to respect the amenity of the properties fronting from Chestnut Drive and also the setting of Stretton Hall. It is anticipated that development should be low-density.
- **Building materials**
The existing properties on Chestnut Drive do not follow any local vernacular style. Therefore building materials and built form should aim to be fairly unobtrusive.
- **Open space provision and green infrastructure**
The existing gardens of Stretton Hall provide attractive existing private open space in the northern part of the parcel that should be retained. Should development proceed in the central and southern parts of the parcel the existing hedgerows, trees and woodland would form the basis for green infrastructure on the site.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 9
Surveyors = JB & MW

Size = 10.15Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 9

General Commentary

- This rectangular Parcel occupies the lower valley slopes of the River Sence. The Parcel is bounded by Stretton Road to the east, the rear of Kingfisher Close to the south and open arable fields to the north and west.
- The Parcel is subdivided by the River Sence which meanders south to north through the Parcel. Land to the west of the river comprises a single arable field, and land to the east is composed of grassland and pasture. There are clipped hedgerows to all four boundaries with some gaps at field entry points allowing views into adjacent fields. There is also some localised subdivision by ditches and short lengths of hedgerow. A more mature line of trees including Willows follows the course of the River Sence, which also has a flood zone following the length of the watercourse.
- A bridleway runs within the western boundary of the site with open views over the Parcel. There are also public views, although intermittent in nature, due to the roadside hedgerows from Stretton Road. Views from the new Miller Homes development to the east include those from open space, internal roads and private properties. The boundary with Kingfisher Close to the south allows some views northwards but these are mainly first floor and filtered by the boundary vegetation. A public footpath also runs just outside of the Parcel, south of a double row of native hedging.
- The Parcel is reasonably well associated with built form to the south and east. There does not appear to be any suitable access points from the south and access from Stretton Road would require a new crossing over the River Sence.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. Given the close proximity to residential development and the corridor of the River Sence it is considered that commercial development would not be suitable but rather a mix of residential and open space. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
The boundary hedgerows to the Parcel should be retained except for where a gap is required to form a new access into the site from Stretton Road. The significant vegetation that follows the course of the River Sence should predominantly be retained.
- ***Important views to be retained***
The views towards the River Sence from Stretton Road represent an important amenity from adjacent residential areas. Views from the public footpath running north-west of the Parcel and village, should also be retained with some visual and physical connectivity towards the river corridor maintained.
- ***Retention of existing routes through the site***
The bridleway within the Western boundary should be retained.
- ***Ground modelling***
Localised ground modelling may be required to form a suitable access crossing of the River Sence but should be kept to a minimum. Earthworks within the site would be localised to accommodate new development and access.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- **Additional planting**
Additional tree planting should be considered on the northern and western boundaries to strengthen the existing hedgerows.
- **Maximum building heights**
Development within the Miller Homes site to the east includes some 2½ story houses fronting the Stretton Road. New development should not exceed this height.
- **Development layout**
The site should preferably be accessed from the Stretton Road via a new bridge crossing. It is likely that the development would be self-contained unless linkage was provided to Parcel 5 as part of a wider development. Built form and layout should benefit from views and a frontage towards the river corridor but be set back from the edge of the flood zone. The layout should also address the northern and western boundaries fronting onto the countryside. A suitable interface with the bridleway on the western boundary should be provided.
- **Building materials**
Parcel is relatively separated from areas of vernacular architecture. However, styles within the Miller Homes layout reflect some local styling and could be used as a reference point for the Parcel.
- **Open space provision and green infrastructure**
It is recommended that all the land between Stretton Road and the western bank of the River Sence is retained as a corridor of open space and informal naturalistic green infrastructure. This will provide an informal recreational area and biodiversity corridor that also flows into and through the remainder of the Great Glen.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 10.51Ha

Land Parcel No = 10

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	1	2	1	8
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	3	1	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	2	3	3	1	29

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 10

General Commentary

- The Parcel is located on the valley sides of the River Sence and rises from Stretton Road to the west towards the high ground further east. The southern boundary of the Parcel adjoins the extent of the development currently being undertaken by Miller Homes and the northern boundary runs parallel to a tributary stream that feeds into the River Sence.
- The land use comprises a number of smaller rectilinear fields that are currently used for grazing by sheep and cattle. Individual fields are subdivided by clipped hedgerows and there are few isolated fields and hedgerow trees.
- There are no public footpaths that run through the Parcel. Views from Stretton Road into the Parcel are contained by the strong boundary hedgerows which serve to channel views along the lane. However, there are cross valley views from the bridleway to the west of the river, at the point where the route is perpendicular to the Parcel. Further along the route the mature trees that mark the northern boundary of the Parcel provide visual containment.
- Private views are mainly restricted to those from the recent residential development to the south, which are be overlooking from a number of properties. The farmsteads to the north on Stretton Road are mainly contained by the tree belts following the tributary stream on the northern boundary.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. The sloping nature of the ground rises from Stretton Road towards the eastern limit of development in the village, this means the slopes are prominent. The relatively small scale nature of the parcels creates an attractive rural edge to the new development and it will be difficult to accommodate this within future housing. It is noted that the current Miller Homes development has been constructed on relatively larger scale field units, which would involve less loss to the underlying landscape structure. It is therefore considered that the site is not generally suitable as a further northern extension to the village.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 11
Surveyors = JB & MW

Size = 16.04Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 11

General Commentary

- The Parcel is located to the north-east of the village. It is bounded by the established 20th century development on Coverside Road and the Miller Homes site currently under construction to the west. To the south the Parcel abuts Oaks Road with the shelter belt of Glen Oaks forming part of the eastern boundary which also extends towards Oaks Road to the north-east corner. The Northern boundary adjoins a mix of arable and pasture fields.
- The Parcel rises up to an elevated height of 134m AOD on the north-east corner on Oaks Road, which is the highest point in and around Great Glen. From this point there are also views to the east towards Burton Overy.
- The strong mature shelter belt of Glen Oaks is a prominent feature on the skyline both within the Parcel and also as seen from across the valley of the River Sence e.g. From Parcel 4.
- There are clipped hedgerows to the perimeters of most the site including along the public minor Oaks Road and the western and northern boundaries.
- The Parcel comprises three fields with the two northern and larger fields currently under arable production, and a smaller southern field is currently being grazed by cattle. This pasture field also contains ridge and furrow.
- There are public views from Oaks Road both to the south the Parcel and to the north-east. There is a public footpath which runs diagonally from Coverside Road through the open arable field to the north and then to the north-east. There are open views over both the two northern fields from this right of way. There are also open views from this footpath across the valley of the River Sence, including those to higher ground on the opposite plateau, where Leicester Grammar School forms a prominent feature close to the horizon but set against the treed skyline.
- There are private views from the rear of all properties on Coverside Road which are orientated to the east, the properties have clipped hedgerow boundaries and intermittent trees with views towards Glen Oaks.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. The two fields located between Coverside Road and Glen Oaks appear to be relatively more suitable since they are more closely associated with existing development. They also are more visually contained against the backdrop of the existing shelter belt on the high ground. In cross valley views from west of the village this part of the Parcel is also visually contained by the presence of the existing housing and with a backstop of mature trees. The addition of new development here is unlikely to result in a significant visual impact from these cross valley views. The northern field is more exposed, development within the north-east corner would be seen in the views from Burton Overy to the east, this would affect coalescence. The visibility of additional properties on Oaks Road seen from the south should also be considered, since this would also break the skyline in the cross valley views over the relatively steep Burton Brook valley. It is considered that commercial development is not suitable in this elevated site and bearing in mind the proximity to other residential uses. The following aspects should be considered in relation to future residential development:

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- ***Retention of existing landscape features and vegetation***

The boundary hedgerows and internal linear hedgerows should be retained within the development layout and also form natural compartments for development. Although outside the Parcel, there should not be any compromise to the integrity of the Glen Oaks woodland belt.
- ***Important views to be retained***

There are some elevated panoramic views across the valleys to the east, south and west. Care should be taken to retain these views from this Parcel. The effect on reciprocal views back to the Parcel should also be considered.
- ***Retention of existing routes through the site***

The existing public footpath running diagonally through the site and into the open countryside should be unaffected.
- ***Ground modelling***

There is unlikely to be a need for substantive ground modelling as the site is gently sloping on the plateau top.
- ***Additional planting***

Additional tree belts could be incorporated within any scheme following the established precedent of Glen Oaks. This could include additional tree planting belts to the southern boundary of the site and should development be proposed for the whole Parcel also to the north-east section of the Parcel.
- ***Maximum building heights***

Building heights should not exceed two storeys in this elevated location. However, a number of the properties to the south of Coverside Road are bungalows. Consideration of properties closest to Oaks Road could be appropriate to reduce the visual effect of built form in this elevated location.
- ***Development layout***

Due to lack of any obvious access point from Coverside Road it is more practical to provide access from Oaks Road to the south. This could be through a tree belt that provides a soft buffer to the southern boundary. The layout should also respect the amenity to the properties on Coverside Road, with potential for either generous back-to-back gardens or inclusion of an additional footpath/green corridor running along the boundary to connect with the bridleway to the south-west across Oaks Road. Equally properties should not be positioned too close to overhanging or shading branches from Glen Oaks.
- ***Building materials***

There are no vernacular styles in close proximity to the south side. However further down Oaks Road to the west there are a number of more traditional Victorian/Edwardian villa houses that could provide a cue. It is less likely that more contemporary architecture will be appropriate in this elevated location.
- ***Open space provision and green infrastructure***

An area of open space/shelter belt planting should be provided to the southern boundary at the site access. This should incorporate tree planting close to the road and open space, to provide a sense of entrance and to ensure the properties were not too shaded on this aspect. An additional corridor of green space could be provided along the western boundary providing a new pedestrian access point/right-of-way.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 12
Surveyors = JB & MW

Size = 12.65Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 12

General Commentary

- The Parcel is situated on the south-east side of Great Glen. It is bounded by Oaks Road to the north and runs down to the southern boundary of Burton Brook at the bottom of the valley. The eastern boundary is formed by a concrete track that runs south to access the sewage works by the Brook. The western boundary adjoins fields of pasture within Parcel 13.
- The Parcel comprises two fields; one arable and one grazing that run down the slopes of the Burton Brook valley. A section of a third field makes up the eastern side of the Parcel. The slopes of the valley are relatively prominent due to the more constricted nature of the valley and the opportunities for open views across the valley particularly from London Road.
- Boundary hedgerows are clipped with a number of individual hedgerow trees located within them. There are two clipped hedgerows running internally within the Parcel.
- A bridleway from Oaks Road runs from the north western corner of the Parcel, south-west along the outside of the Parcel and then through the large southern field, then connecting to London Road. There are open views over the southern pasture field from this section of the right-of-way.
- There are relatively few private views towards the site but some are possible from properties on Oaks Road, as well as from Great Glen House to the south, although these would be filtered by vegetation.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium-Low Capacity to accommodate development. This is due to the relatively steep sided and currently undeveloped valley of the Burton Brook. The Parcel has an open character and built development would be very prominent in this location, particularly in views from existing rights of way, from London Road and Oaks Road. Therefore it is considered that the development is not suitable within this Parcel.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 5.55Ha

Land Parcel No = 13

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	1	2	1	8
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	0	1	2	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	2	4	2	21
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	2	4	2	26

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 13

General Commentary

- The Parcel is located on the prominent slopes of the valley associated with the Burton Brook. The northern boundary backs onto the rear gardens of houses situated on Oaks Road, the western boundary abuts the mature woodland around The Hall, and the southern and eastern boundaries abut adjacent fields of pasture and arable farmland within Parcels 12 and 15.
- Eastern boundaries are marked by a clipped native hedgerow with a few individual hedgerow trees. The boundaries to the north are marked by variety of hedged enclosure and garden vegetation within the properties on Oaks Road and Hall Gardens.
- The Parcel is currently used for grazing by sheep and divided into two fields separated by post and rail fence, there is evidence of remnant ridge and furrow. There is a single white poplar within one of the fields and a small outbuilding/shelter.
- There is a narrow access point from Oaks Road just wide enough for a single vehicle.
- A bridleway linking Oaks Road and London Road passes through the southern edge and north-eastern section of the Parcel. There are very open views across the pasture fields from these two locations. There are also cross valley views from London Road looking across the valley of the Burton Brook to the north, in which the Parcel and the sloping ground is relatively prominent on the approach to the village in association with Parcel 12.
- The Parcel is overlooked from the residential properties on Oaks Road and those at Hall Gardens to the north-west corner, which sit on the more elevated ground overlooking the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate development. The only access to the site is currently narrow and unsuitable for residential development. A wider access would require the loss of at least one property on the road. The Parcel relates to residential development to the north. However, it is relatively steeply sloping and forms part of a unified valley setting along the Burton Brook and in combination with Parcels 12, 14 and 15 still retains its strong rural character in the approach to Great Glen. It is considered that development in this Parcel would not be appropriate.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 13.11Ha

Land Parcel No = 14

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	1	1	1	2	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	1	3	22
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	2	3	1	3	27

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 14

General Commentary

- The Parcel is situated to the south-east of Great Glen and bounds the London Road to the south. Great Glen House is located to the south-east of the Parcel and part of the grounds of the house are included within the corner of the Parcel. The eastern boundary borders further agricultural fields and the Parcel extends down towards the Burton Brook in the north.
- The Parcel is relatively steeply sloping rising up the slopes of the tributary valley of the Burton Brook
- The site comprises two fields currently under arable cropping and these are divided by mature hedgerows with tall trees giving a relatively enclosed feel to parts of the Parcel. London Road is also partly marked by dense vegetation although there is an elevated section to the south-east where there are more open views across the Parcel and cross the valley of the Burton Brook to the north towards Oaks Road.
- Great Glen House is set back from the London Road in mature grounds with many tall ornamental trees and outbuildings. The corner of the Parcel is located within the grounds includes amenity lawns and mature trees.
- There is a public footpath that runs along the northern boundary of the Parcel close to the Burton Brook from where there are very open views of the rising arable fields, beyond which is Great Glen House located within its well treed setting. There are also views from Oaks Road to the north towards the wooded skyline of Great Glen House and also Stoneygate School.
- Private views to the Parcel are either from Great Glen House or are cross valley views from properties on Oaks Road

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate development based on the criteria assessed. The Parcel is currently isolated from the existing settlement of Great Glen and would form no logical associations with it. The existing development at Great Glen House is a large individual property that does not lend itself to additional associated development of any scale within the Parcel. The Parcel also comprises an element of a unified valley setting along the Burton Brook and in combination with Parcels 12, 13 and 15 still retains a strong rural character in the approach to Great Glen. It is considered that development in this Parcel is not appropriate.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 15
Surveyors = JB & MW

Size = 3.64Ha

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	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
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	2	1	0	2	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	2	2	2	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	2	2	29

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 15

General Commentary

- The Parcel forms a relatively narrow corridor along the line of the Burton Brook and within its flood zone. It extends from the grounds of The Hall to the west as far as the Sewage Works to the east. The Parcel is bounded to the north and south by agricultural fields.
- The land use is a mix of rough grassland, scrub, riparian trees, the Burton Brook and the Sewage Works.
- There are no public rights of way through the Parcel however a section the bridleway between London Road and Oaks Road runs adjacent to the north-west boundary.
- Private views into the Parcel are typically in the middle distance and limited to those properties on Oaks Road and Hall Gardens.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate development based on the criteria assessed. However, as the Parcel is located in a narrow corridor along the course of the Burton Brook and is not considered suitable for residential or commercial development due to visual constraints and also the practicality of it being within the flood zone. However, there is potential for some increased public access by an extension to the public right of way network forming a link between the bridleway to the north and the footpath to the south. This is likely to require a small bridge crossing for pedestrians. The Parcel also has potential for its wildlife value.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 16
Surveyors = JB & MW

Size = 7.18Ha

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 16

General Commentary

- The Parcel is associated with Great Glen Hall, Grade II listed (The Hall), located on the south eastern edge of Great Glen. The house dates from the early 19th century and was built in the Nash Villa style with colour washed stucco and a slate roof. The house occupies the elevated land within the Parcel with an existing drive approach from the south-west corner of London Road.
- The Parcel is bounded to the west and north by the existing village, including properties at Higher Green, Cromwell Road and Halford Close. There is a strong belt of tall mature trees on these two boundaries that maintain a sense of separation from the Parcel and the village despite its proximity. The eastern side of the Parcel has a mature belt of trees that separate it from the more open Burton Brook valley. The lake and the stream both fall within the flood zone. To the south the Parcel fronts London Road.
- The Parcel is set on sloping land that falls from the north around The Hall down to the south towards a large ornamental lake and Burton Brook before rising slightly up to London Road.
- The mature vegetation around all sides of the Parcel creates a strong sense of enclosure and a separate identity. The central area comprises ornamental parkland with large specimen trees and a lake with a small island. The meandering course of the Burton Brook lies to the south.
- There are public views of the Parcel from the bridleway that runs through the parkland, north of the lake. This provides a valuable recreational amenity within a relatively intimate and intact local character area.
- Private views within the Parcel are essentially limited to those from The Hall.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low Capacity to accommodate development based on the criteria assessed. Factors that favour the Parcel include its strong enclosure by vegetation. While there is only substantial visibility from one private property this would be from The Hall itself. As the design of the property and its associated parkland are inextricably linked is highly unlikely that built form within the Parcel could be accommodated without an adverse impact on the setting of the listed house. The only scope for development within the Parcel would be within the open parkland areas and here such development would be likely to compromise the views and setting of The Hall down towards the lake. For these reasons the Parcel is not considered suitable for development.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 7.49Ha

Land Parcel No = 17

Surveyors = JB & MW

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 17

General Commentary

- The Parcel occupies a wedge of land to the south-east of the village. London Road forms the northern boundary of the Parcel with a trackway and right of way forming the southern boundary. The western boundary of the Parcel abuts Orchard Lane together with a cluster of individual residential properties.
- The landform of the Parcel comprises rising ground running up to a plateau edge towards the south-east. Locally the land rises quite steeply from London road which is set in a slight cutting as it comes down the slope into the village. The residential properties to the north-west are set at a lower level than majority of the Parcel.
- There are tall dense hedgerows around the majority of the Parcel including those along London Road, Orchard Lane and to the southern boundary which provide good levels of enclosure. There is a more open aspect to the two adjacent residential properties which have lower hedges.
- The Parcel is currently primarily used for pasture and contains considerable areas of ridge and furrow. There is a smaller paddock to the west of the Parcel that is separated from the main field by a hedgerow.
- Public views from London Road are contained by the dense roadside planting and rising ground. However, there are public views from the right of way that runs along Orchard Lane and then extends to the south-east through Parcel 18.
- Private views are principally from the properties on Orchard Lane and the cluster of four detached properties located to the north-west.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. Due to the rising nature of the ground and relationship with London Road on the relatively narrow Orchard Lane it is not considered that commercial development is suitable. Access for a small residential development could be provided along Orchard Lane particularly at the western end of this Parcel. However, this route narrows where it changes into a right of way towards the now disused farm buildings at Glen Farm. Alternative access would need to be provided from London Road which as commented above would involve accommodating a marked change in level with earthworks and resultant loss of roadside vegetation. A large scale development further to the south-east would be relatively detached from the core of the village. As a result it is considered that any development should preferably be small scale in character and relate to Orchard Lane. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
Existing hedgerows should to be retained as part of any development except at any localised access points.
- ***Important views to be retained***
There are limited internal views within the Parcel. There are isolated views from the right of way to the south through gaps in hedgerows towards the woodland vegetation at The Hall and Stoneygate School
- ***Retention of existing routes through the site***
There are no rights of way within the Parcel however a route follows the south west boundary and part of the southern boundary.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- **Ground modelling**
Development at the western end would require minimum earthworks. However, any access from London Road would involve earthworks to accommodate change in level and would be likely to adversely affect the character of the route and edge of the Parcel.
- **Additional planting**
Should access be provided from London Road a comprehensive treatment with additional shelter belt planting would be required to restore this boundary. If a smaller part of the Parcel were considered suitable for development new hedge and tree boundaries would be required to contain this.
- **Maximum building heights**
The maximum height for any new residential buildings would be two storeys. Any dwellings close to the existing cluster to the north-west are more likely to be single storey or 1½ storey, to reflect the existing pattern of these dwellings.
- **Development layout**
A small-scale development to the west of the Parcel could involve a few individual units or small cul-de-sac.
- **Building materials**
Building materials and styles should reflect the local vernacular that is present in the historic core of the village and in properties along Orchard Lane. This is likely to include red brick and tile.
- **Open space provision and green infrastructure**
Existing rights of way and associated hedgerows should be retained and incorporated as part of the landscape proposals.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 13.64Ha

Land Parcel No = 18

Surveyors = JB & MW

Date Surveyed = 23/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 18

General Commentary

- The Parcel comprises an area of sloping agricultural land to the south-east of the village. The northern boundary is marked by a green lane and agricultural track that links between Orchard Lane in the west and London Road in the north-east. The western boundary fronts the mature trees and shelter belts associated with Stoneygate School which is located on the higher ground. The southern boundary adjoins further agricultural fields with a section running adjacent to the A6 dual carriageway. These two boundaries adjoin Parcel 19.
- Land use on the Parcel is primarily arable cropping. There is a redundant series of agricultural barns associated with Glen Farm to the north-west corner that are now in a dilapidated condition.
- The Parcel comprises three separate fields each bounded by mature hedgerows and trees. There are a number of gaps within these features which are in a moderate condition. The cluster of trees around a pond within the most easterly field.
- There are open views from the public footpath that passes from Orchard Lane through the Parcel before it rises over the A6 via an overbridge. There are some middle distance views from the A6 for people travelling in a south-east direction.
- There are no notable private views of the Parcel due to its separation from the village and other dense vegetation around neighbouring uses.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium Capacity to accommodate development. Factors that favour the Parcel are its good levels of enclosure and containment from private views. However, the Parcel is detached from existing built form within the village and access would be required either via Orchard Lane or through adjacent parcels. It is considered that the most suitable part of the Parcel for development is to the north-west corner on the site of the existing farm buildings. Further development would be more remote from the existing village. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows that subdivide the fields should be retained and potentially strengthened to ensure the continuity.
- ***Important views to be retained***
There are few important internal views within the Parcel.
- ***Retention of existing routes through the site***
The existing public footpath that runs through the Parcel should be retained
- ***Ground modelling***
Localised ground modelling may be required depending on the parts of the Parcel that were developed. In the vicinity of the existing agricultural buildings the land is already reasonably level and therefore relatively suited
- ***Additional planting***
Additional planting to gap-up hedgerows would be beneficial together with the potential extension of the doubleheader feature along the green lane in the vicinity of the redundant agricultural buildings.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- **Maximum building heights**
Building heights could be up to 2 to 2½ stories in this location but should respect the amenities of any neighbouring properties.
- **Development layout**
Based on a small-scale development this would be best located to the north-west corner to closely relate to the footprint of the existing agricultural buildings. Although the existing agricultural buildings would need demolition an agricultural/conversion style property may be most appropriate in this location. There would also be scope to potentially include associated paddock land with such properties within the field to the south-west.
- **Building materials**
Building materials and styles should reflect the local vernacular that is present in the historic core of the village and in properties along Orchard Lane. This is likely to include red brick and tile.
- **Open space provision and green infrastructure**
Existing rights of way and associated hedgerows should be retained and incorporated into the landscape proposals for any development.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire
Land Parcel No = 19
Surveyors = JB & MW

Size = 2.28Ha

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary	✓					5
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		2	1	2	0	0	20
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	2	3	1	0	34
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			4	2	3	1	0	39

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 19

General Commentary

- The Parcel comprises a relatively small area between existing properties on Orchard Lane and the A6. Historic aerial photography indicates that the Parcel comprises two remnant parts of arable fields that were severed by the construction of the A6.
- The land use is currently rank grassland and regenerating scrub. There is a good visual screen to the A6, to the rear of existing properties on the Orchard Lane and also the redundant agricultural buildings within Parcel 18.
- The land is associated to Parcel 20 but is set at a slightly higher level and above flood zone.
- A public footpath passes just to the western edge of the Parcel from where there are partial views.
- There are no private views into the Parcel in the summer months. There may be glimpsed views from properties access from Orchard Lane in the winter months but these would be filtered by existing native vegetation.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have High Capacity to accommodate development. Factors that favour the Parcel include its strong enclosure by vegetation and lack of openness to private and public views. This would therefore form a fairly self-contained area of land. However, it is close to the A6 which is relatively noisy and a suitable access would be required via Orchard Lane. It is possible that the site could accommodate some small-scale commercial development or residential. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The boundary vegetation should be retained to the south, east and north. It is likely that there is internal scrub would need to be cleared. An ecological survey would be required to establish whether there are any harmful effects on protected species and if so whether these could be mitigated.
- ***Important views to be retained***
There are no important views within or from the Parcel
- ***Retention of existing routes through the site***
There is an existing right of way passing to the western edge of the Parcel which should be retained.
- ***Ground modelling***
Due to the undulating nature of the ground modelling and levelling would be required for any type of development.
- ***Additional planting the***
Planting would be required to create a soft edge to the junction with Parcel 20.
- ***Maximum building heights***
Building heights should be restricted to 2 stories for residential and single storey commercial.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- ***Development layout***

In terms of residential development a small cul-de-sac or cluster of individual properties would be appropriate. Suitable access would be required at some point of Orchard Lane or could form part of the development in association with redundant farm buildings in the north-west corner of Parcel 18. The

- ***Building materials***

Building materials and styles for residential development should reflect the local vernacular that is present in the historic core of the village and in properties along Orchard Lane. This is likely to include red brick and tile. Commercial development should be simple and low-key.

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

Existing rights of way and associated perimeter hedgerows should be retained and incorporated as the basis for green infrastructure on the site.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Landscape Character Area = Great Glen Central High Leicestershire

Size = 4.77Ha

Land Parcel No = 20

Surveyors = JB & MW

Date Surveyed = 23/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary					✓	1
	Condition	Secondary				✓		2
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	0	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	1	2	25
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	1	4	1	2	30

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

Land Parcel No = 20

General Commentary

- The Parcel sits on the south western side of Great Glen, on the valley bottom of the River Sence and at a confluence with Burton Brook. The Parcel comprises a relatively small area bounded by London Road to the north, Station Road to the west and the A6 to the south-west. To the north-east of the Parcel, there are private gardens associated with residential properties of the Nook as well as a number of dilapidated small holdings and a small car park.
- The Parcel is predominantly grassland with small areas of rank grassland, meadow and scrub. Small steep banks follow the length of the watercourses and there are local variations in the landform. The land is more elevated towards the A6; hedgerow and small to medium trees enclose this boundary. Hedgerow and trees also follow the boundary with Station Road. Small groups of trees, predominantly Willow, are clustered around the confluence and within the central part of the Parcel. A number of medium height trees are also clustered around the River to the north of the Parcel. The boundary of the car park lies open.
- The Parcel features the Great Glen community WildSpace, this community group has planted young trees to the east of the Parcel. Donkeys also graze the small field north-east of Carlton Gardens.
- The Parcel is visually contained to the south-west by the A6 and associated vegetation. Some filtered views are possible from London Road and open views are possible from the car park at the end of The Nook. Visibility within the site is very open as public footpaths run both west and south through the Parcel.
- There may be glimpsed views from properties accessed from The Nook and Carlton Gardens in the winter months, but these would be filtered by existing native vegetation in the summer.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium Capacity to accommodate development. Development would not be appropriate for the majority of the Parcel as it is located within the flood zone and is a valuable community greenspace. However, a small field located in the north-west corner of the Parcel fronting London Road is considered to have some capacity for small scale residential development. The following aspects should be considered in relation to future residential development within the above mentioned area of land:

- ***Retention of existing landscape features and vegetation***
The River Sence and associated river banks and vegetation should be protected. The boundary vegetation should be retained to the west and the red brick wall along the northern boundary.
- ***Important views to be retained***
There are no important views within or from the Parcel
- ***Retention of existing routes through the site.***
There are no existing routes through the area of land.
- ***Ground modelling***
There will be little or no ground modelling needed.
- ***Additional planting***
Additional planting will be required to soften the southern boundary of the development with the open grassland south of the site.

Rural Centres Landscape Sensitivity Appraisal (Great Glen)

- **Maximum building heights**
Building heights should be restricted to 2 stories for residential Development, similar to the surrounding properties.
- **Development layout**
In terms of residential development a small cul-de-sac or cluster of individual properties would be appropriate. Suitable access would be required from London Road.
- **Building materials**
The building materials and styles for residential development should be traditional and reflect the local vernacular that is present in the historic core of the village and in properties along London Road. This is likely to include red brick and tile.
- **Open space provision and green infrastructure**
The majority of the parcel should be retained as greenspace accessed via public rights of ways. The River Sence and associated vegetation should be retained as a valuable green corridor.