

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Welland Valley

Size = 8.83Ha

Land Parcel No = 1

Surveyors = DT &amp; IJ

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 1

#### General Commentary

- The Land Parcel is located on gentle side slopes associated with the wider Welland Valley landscape, to the south east corner of Kibworth Beauchamp. It is bound to the north by strong vegetation enclosing the Midland Main Line railway line and a sewage works contained within Parcel 2. Part of the boundary to the sewage works is formed by post and wire fencing. The south and west boundaries of the Parcel are formed by low clipped hedgerows of varying quality. A farm track leading to Masons Farm forms the eastern boundary. This connects to a stretch of the A6 with a grass verge, shallow ditch and low clipped hedgerow running alongside.
- The Parcel consists of a single arable field of medium scale. There is an isolated Oak tree located close to the centre. There are no built forms within this Parcel at present. However, the large agricultural sheds at Masons Farm and the noise from the busy A6 and the railway line are strong detractive features of the Parcel.
- The Parcel is partially contained from views with no public access running through. The public views across the Parcel that are available are restricted to passing traffic on the A6. The Parcel is partially contained from private views with distant views available from houses on the Fairway and Birdie Close to the west. Strong vegetation on the railway embankment to the north and the edge of Kibworth Golf Club to the south, provides good enclosure to the Parcel in wider views.
- Development within the Parcel would form some limited associations with the Kibworth Business Park to the north. However, the railway line forms a strong barrier to existing development. Should development take place, potential access could utilise the farm track on the eastern boundary. The Parcel would be relatively isolated from existing residential development on the eastern side of Kibworth Beauchamp.

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

This Parcel is considered to have a Medium-High capacity to accommodate development despite its limited associations with the existing urban fabric and busy nature of surrounding roads. The Parcel could potentially provide space for commercial development given the visual associations with the business park and the transport links provided by the A6. Equally the nature of the land and enclosure to the Parcel could provide for residential development, although this would be slightly isolated from currently existing residential areas. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***  
The existing strong tree belts to the railway line and sewage works should be retained. The clipped hedgerows and scattered trees to the remaining boundaries should be retained and enhanced where possible to provide enclosure to proposed development. The central Oak tree should also be retained within the layout.
- ***Important views to be retained***  
There are no specific views within the Parcel that would need to be retained, although potential views from houses on the Fairway and Birdie Close would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing public rights of way or roads running through the Parcel to be retained.
- ***Ground modelling***  
The gently sloping land would not require any ground modelling.

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- **Additional planting**  
Additional planting would be required on the northern boundary where the sewage works is open to view from the Parcel. It is also likely that additional planting would be required on the east and west boundaries to provide screening to development on the entrance to the village from Harborough Road and to soften the views from existing houses to the west. Street trees should be provided within any layout.
- **Maximum building heights**  
Existing buildings in this locality are generally 2 storey houses and slightly larger 2 storey commercial offices in the Business Park. Proposals in this Parcel should be of a similar height.
- **Development layout**  
Development of this Parcel could be accessed from the A6 via the existing farm track leading to Masons Farm. The development would need to relate in scale and layout to existing development within Kibworth to help create a relationship with the settlement.
- **Building materials**  
Commercial development should be modest with the use of neutral colours and materials, similar to the Kibworth business Park. Any proposed residential development should reflect elements of the local vernacular.
- **Open space provision and green infrastructure**  
An area of central open space should be included in development proposals potentially surrounding the existing central Oak. A buffer zone creating separation to proposed development from the sewage works could also be provided to coincide with additional planting to the northern boundary.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Welland Valley

Size = 1.70Ha

Land Parcel No = 2

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	2	1	1	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		3	1	0	1	0	21
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	3	1	2	0	34
<b>3.Landscape Value</b>	Designations	Secondary	✓					
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	3	1	2	0	39

**Overall Capacity Range = High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 2

#### General Commentary

- The Parcel is located on gently sloping land to the east of Kibworth Beauchamp. The northern boundary is formed by the Midland Main Line railway line, which has a strong line of vegetation to either side of the tracks. There is a small clump of tall woodland on the eastern boundary and a mature hedgerow with trees to the west. The Parcel is well enclosed by mature vegetation, aside from a stretch of the southern boundary that is formed by post and wire fencing. The Parcel is surrounded on 3 sides by arable fields within Parcels 1 and 3.
- The Parcel is small in scale and currently in use as a sewage works. Access to the Parcel is from the A6, to the north, via a relatively narrow track that runs alongside Kibworth Business Park. The track passes through a bridge underneath the railway line.
- The Parcel is extremely well contained from both public and private views by boundary vegetation. There are no public rights of way near to the parcel and the railway line and strong vegetation along the edge of Kibworth Golf course screen wider views from the north and south.
- Development within the Parcel would form some limited associations with the Kibworth Business Park to the north. The presence of the railway line forms quite a strong physical separation, although the existing access track does visually connect the Parcel with the settlement. To the south, east and western sides, development within the Parcel would be isolated and not form a relationship with the built edge of Kibworth. The well defined enclosure of the Parcel provides good scope to mitigate development. However, its current land use reduces its suitability considerably.

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

This Parcel is considered to have a High capacity to accommodate development due to its strong visual containment. However, given the current use of the Parcel as a sewage works it is highly unlikely that development would be considered here. Should development be proposed in this location, alternative provision for the sewage works would need to be found before any proposals could be made. Commercial development is felt to be most appropriate in this location due to the surrounding development and roads in the area. Development should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing tall vegetation on the north, east and western boundaries of the Parcel should be retained and enhanced, where possible, to provide screening for any development proposals.
- ***Important views to be retained***  
There are no particular views within or to the site that need to be retained.
- ***Retention of existing routes through the site***  
There are no public rights of way through the site to be retained. The existing access track passing underneath the railway line should be utilised for vehicular and pedestrian access.
- ***Ground modelling***  
A large amount of restoration work would be required to develop the site from its current use as a sewage works should development be proposed.
- ***Additional planting***  
There would be some additional hedge and tree planting required on the southern boundary where there is currently post and wire fencing to provide complete enclosure to development.
- ***Maximum building heights***  
Existing buildings in this locality are generally medium scale commercial offices, 2 storeys high. Proposals in this Parcel should be of a similar height.

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

- ***Development layout***

Any development of this Parcel should be accessed utilising the existing access track to the sewage works. Development would need to be relatively small scale and similar in density to the Kibworth Business Park located to the north of the site.

- ***Building materials***

The building materials should reflect that used in nearby commercial development with brick walls and slate roof tiles.

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

There would be limited space within the Parcel for open space provision. Tree planting should be incorporated into any layout where appropriate.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 13.71Ha

Land Parcel No = 3

Surveyors = DT &amp; IJ

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	2	0	1	0	20
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	2	2	0	32
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	3	2	2	0	37

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 3

#### General Commentary

- The Parcel is located on gently sloping land that rises gradually towards the edge of the existing development. The railway line and associated embankment with tall vegetation forms a dense and continuous boundary to the north of the Parcel. To the north-east, around the existing sewage works in Parcel 2 there are tall hedgerows and mature trees. To the south-east the parcel adjoins Parcel 1 separated by low maintained hedgerows containing individual mature trees. To the south, the Parcel abuts Kibworth Golf course, within Parcel 4, that contains an extensive number of mature trees along the boundary. To the north-west the boundary is formed by gardens associated with Fairway, a new development of detached homes located to the east of Kibworth Beauchamp.
- The Parcel is composed of grazed pastures of a small to moderate scale, currently grazed by cattle. The land is subdivided into smaller compartments by a tall hedgerow with occasional large trees. A brook crosses the Parcel diagonally, creating more divisions within the fields.
- There are no public rights of way through the Parcel and views are only available from residential streets. The properties on Birdie Close and the Fairway currently have open filtered views over the Parcel. Within the Parcel, the surrounding vegetation frames views in a south-east direction towards Masons Farm and the valley side in the distance.
- The Parcel's topography rises to the north-west creating a visual relationship and association with the existing built development. Therefore, development could be seen as a natural extension into this area with access from the existing infrastructure associated with the existing development on the Fairway and Birdie Close. The character and scale of the Parcel provides good scope for mitigation.

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

This Parcel is considered to have a Medium-High capacity to accommodate development. The Parcel is most suitable for residential development, due to its enclosed nature and natural association with existing residential development. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows with associated trees, and boundary vegetation should be retained and protected.
- ***Important views to be retained***  
Consideration should be given to views from existing houses to the north-west along Fairway and Birdie Close. Attention should also be given to the distant views from the A6, Leicester Road and towards the site, on the approach to Kibworth from the south-east. From within the site, consideration should be given to distant views across the valley to the open countryside.
- ***Retention of existing routes through the site***  
There is no public access through the Parcel.
- ***Ground modelling***  
Localised ground modelling will be required to accommodate the brook that crosses the site.
- ***Additional planting***  
Additional tree and woodland belt planting is required, particularly within the south-eastern area of the site, to reduce the visual effects of the built development and help integrate development with the rural landscape to the south-east. Small/medium sized tree planting throughout any layout should also



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

be provided where possible. The boundary with the sewage works and railway would also need to be strengthened.

- ***Development layout***

Suitable vehicular access would be available from Birdie Close. If the south-eastern section of the Parcel is developed, housing should be of a lower density, together with the potential location for open space provision.

- ***Building materials***

Materials should reflect the local vernacular, including red brick, rendered walls, clay or slate tiles and reconstituted stone window cornices and sills.

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

Internal public open space provision, as required, together with green/open space. Sufficient space should be allocated to enable street trees to be planted within internal roads. Tree belts along the south-eastern boundary would provide additional green infrastructure.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 45.18Ha

Land Parcel No = 4

Surveyors = DT &amp; IJ

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 4

#### General Commentary

- The Parcel is located on a generally flat, valley bottom, sloping up towards the edge of the existing development to the north-west. Locally the landform has been modified for its use as a golf course, with greens, sometimes raised, and bunkers providing definition. The landscape is of a moderate character in a good condition with strong lines of vegetation and highly maintained putting greens.
- New residential properties associated with the southern extent of Kibworth are located to the northern boundary to the golf course, a tree and shrub planting belt has been planted adjacent to the boundary. This forms a strong visual barrier only weakened by the golf tees towards the clubhouse. The Parcel abuts Parcel 3 to the north with tall hedgerows and mature trees located on the boundary. There is no physical boundary to the east, but does visually relate to an existing tall hedgerow that is located to the south-west of the site. The hedgerow is predominantly Hawthorn with occasional mature Ash trees. The western boundary that runs along the edge of the driving range is a maintained Hawthorn hedge.
- The Parcel is fully occupied for recreational purposes by the Kibworth Golf Course, with associated club house and driving range. The club house is located to the north-west of the site and the driving range is positioned adjacent the south-west boundary. A brook crosses the golf course and crossing points have been provided where fairways cross the brook. Pylons form a detractive feature within and across the Parcel in an east-west direction.
- There is a public footpath that runs from a location adjacent to the vehicular entrance and crosses the golf course to the south-eastern boundary. A second public footpath runs along north and west boundaries of the Parcel. Public views are mainly of the internal golf course. However, there are some distant glimpsed views across the golf course and valley to the Laughton Hills in the distance. The views from the footpath to the west are limited due to the dense hedgerow that contains the Parcel. Residential properties overlooking the Parcel have views of the local landscape with occasional distant views across the valley to the elevated landscape to the south-east.
- The Parcel forms limited associations with the built fabric of Kibworth due to its current land use and the existing vegetation that forms a visual separation from existing built development. The western side of the Parcel containing the driving range, is located in a position where development would slightly encroach on the separation between Kibworth Beauchamp and Smeeton Westerby.

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

This Parcel is considered to have a Medium capacity to accommodate development. However, considering the existing land use for recreation it is considered unlikely to be developed. Should development be proposed, it is considered that the Parcel is most suited to residential use, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Hedgerows and individual trees along the Parcel boundaries and the existing tree and shrub belt to the edge of Kibworth should be retained, where possible. Internally, individual mature trees should be retained where appropriate to provide a mature setting.
- ***Important views to be retained***  
There are no particular views that should be retained, although consideration should be given to the distant views across the valley to the open countryside and the elevated Laughton Hills.
- ***Retention of existing routes through the site***  
The public footpath that crosses the site would need to be retained.

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- **Ground modelling**  
Localised ground modelling will be required to address the brook that crosses the site.
- **Additional planting**  
Additional tree and woodland belt planting is required to strengthen the south-western boundary, reduce the visual effects of the built development, and help integration with the rural landscape. Small/medium sized tree planting throughout the layout should also be provided, where possible, to strengthen the local setting.
- **Maximum building heights**  
Building heights should be no greater than two storey.
- **Development layout**  
Suitable vehicular access would be available by utilising the existing access to the golf course off Weir Road. If the land is developed, housing should be low density housing with individual plots.
- **Building materials**  
Materials should reflect the local vernacular, including red brick, rendered walls, clay or slate tiles and reconstituted stone window cornices and sills.
- **Open space provision and green infrastructure**  
A well-defined boundary, composed of new tree planting, should be provided along the western fringes of the Parcel to improve green infrastructure provision, help the visual integration of the development, and strengthen the visual separation with Smeeton Westerby. Consideration could be given to retaining and reconfiguring the golf course and extending to the south-east to retain open space provision.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 12.55Ha

Land Parcel No = 5

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary					✓	1
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		0	0	2	1	2	10
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	6	1	2	22
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	0	6	2	2	24

**Overall Capacity Range = Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 5

#### General Commentary

- The Parcel is located on a gentle side slope to the south of Kibworth Beauchamp. The western boundary of the Parcel is formed by Smeeton Road that links Kibworth Beauchamp to Smeeton Westerby. The landform rises towards this road and three properties facing it. One of these properties is the Grade II Listed Smeeton House. Kibworth High School and associated sports centre together with the rear gardens to properties on Granary Close form the northern boundary. Kibworth Golf Course, within Parcel 4, is located to the east of the site. To the south, the Parcel is surrounded by open pasture.
- The Parcel is composed of two arable fields of medium scale, divided by a low maintained hedgerow with some individual mature trees. On the northern boundary, the western extent is open and there are views to the school and sports facilities. The central part of this boundary is heavily vegetated with mature trees and scrub, with the eastern extent being less vegetated where the garden boundaries back onto the Parcel. A shallow ditch also runs along the northern boundary. The eastern boundary is formed by a tall hedgerow separating the Parcel from Parcel 4. There is a public footpath running alongside this with a post and wire fence adjacent the field. A tall hedgerow with trees forms the southern boundary with pasture beyond. The western boundary alongside Smeeton Road is formed by a post and wire fence in conjunction with a low clipped hedgerow for part of the length. There are also individual trees along the boundary and a gated farm access point. Pylons form a detractive built structure within the Parcel and run in an east-west direction to the northern boundary.
- There is an open aspect with Smeeton Road on the western boundary. This allows both public and private views across the Parcel and over the wider countryside from the road and adjoining houses, including the Listed Building. The Parcel has open views from the public footpath along the eastern boundary. There is also a footpath that runs along part of the northern boundary following the school, before crossing a small brook and the site, travelling south towards Springfield Farm. A further short length of footpath crosses the western corner of the site from the school, emerging onto Smeeton Road. There are moderately open private views to the Parcel from the school and existing properties on Granary Close.
- The Parcel has a moderate association with the existing built edge of Kibworth Beauchamp, being linked along one boundary with residential properties and the sports facilities of the school. However, the Parcel is located in an important strip of agricultural land providing separation between Smeeton Westerby and Kibworth. The Parcel is located adjacent to the Smeeton Westerby Conservation Area and forms part of the rural setting to the village.

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

This Parcel is considered to have a Low capacity to accommodate development due to its visibility over a wide area, its sensitive position on the edge of the Conservation Area, and the important function it plays in the prevention of coalescence between Kibworth and Smeeton Westerby. As a result, it is not considered appropriate to develop Parcel 5.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 1.30Ha

Land Parcel No = 6

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	2	2	0	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	1	0	3	1	11
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	2	5	1	21
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	1	2	6	1	23

**Overall Capacity Range = Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 6

#### General Commentary

- The Parcel is situated on gently sloping, low lying land to the south of Kibworth Beauchamp and directly north-east of Smeeton Westerby Conservation Area. The land is associated with the valley sides of Langton Brook. To the north and east of the Parcel are the arable fields contained within Parcel 5. The northern and eastern field boundaries are formed of low clipped hedgerows with intermittent trees. There is taller vegetation on the southern boundary providing some screening to neighbouring Springfield Farm and associated buildings. To the west, the Parcel is bordered by Smeeton Road, with a post and rail fence to the boundary line.
- The Parcel is comprised of a thin sliver of grazed pasture, with a small paddock to the western side, adjacent to Smeeton Road. There is farm access to the east and western sides. The small paddock is contained to three sides by a mix of post and rail and post and wire fencing. There is no enclosure to the paddock to the north and there is a small brick shed in the north-east corner.
- The Parcel is very open to public view, with a public footpath crossing the larger field. Views are also available across the length of the Parcel from Smeeton Road. This road provides the northern approach to Smeeton Westerby Conservation Area. Views from nearby private properties are restricted to glimpsed views through vegetation from the 3 houses on Smeeton Road to the north-west. This includes Smeeton House, a Grade II Listed Building with rendered brick walls and a slate roof with gable stacks. From inside the Parcel there are attractive views across the valley and towards elevated countryside to the south east.
- The Parcel is separated from the built edge of Kibworth by the sloping arable fields in Parcel 5. Any development within the Parcel would make limited associations with the built edge of Smeeton Westerby, but these are restricted by strong vegetation to the southern boundary and the elongated nature of the field sloping away from the village. The Parcel is part of an important green strip of agricultural land separating Kibworth Beauchamp and Smeeton Westerby.

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

This Parcel is considered to have a Low capacity to accommodate development. Given the openness of the Parcel to public views, the importance of the Parcel in the setting of the Smeeton Westerby Conservation Area and the role it plays in preserving the separation between the two settlements, it is not considered appropriate to develop Parcel 6.



**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 2.97Ha

Land Parcel No = 7

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		0	2	1	2	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	3	3	0	27
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	3	3	4	0	29

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 7

#### General Commentary

- The Parcel is located on gently sloping land on the valley sides associated with Langton Brook, directly north of Smeeton Westerby. Parcels 8 and 9 separate the Parcel from the built edge of Kibworth Beauchamp to the north. On the eastern boundary the Parcel wraps around the rear gardens of 3 houses on Smeeton Road. The vegetation to the Parcel boundaries is a mix of relatively good hedgerows and mature trees, with a small stretch of post and wire fencing to the north-east corner. To the south of the Parcel are residential properties on Mill Lane.
- The Parcel is comprised of small scale paddocks divided by a mature hedgerow. There are further divisions to the paddocks with post and wire fencing. The fields are predominantly meadow grassland with some paddocks currently containing horses. There is a field gate to the north-east corner providing access off Smeeton Road. Remains of ridge and furrow is present throughout the Parcel on the gently sloping land.
- The strong vegetation on parts of the boundaries restricts the majority of public views into the Parcel. There are no public rights of way running through it. Breaks in vegetation allow some views into the Parcel from the public footpath adjacent the western boundary and from Smeeton Road to the east. Private properties to the south and east have views into the parcel through garden vegetation.
- The Parcel would form some moderate associations with the houses to the south and east. However, development of the Parcel would significantly compromise the separation between Kibworth and Smeeton Westerby. The Parcel falls partly within and adjacent to the Smeeton Westerby Conservation Area. The Grade II Listed Smeeton House is one off the properties that overlooks the Parcel.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Despite the good enclosure to the small scale parcels of land, it is not considered appropriate to develop Parcel 7. The Parcel is situated in an important strip of agricultural land between Kibworth Beauchamp and Smeeton Westerby and plays a role in the rural setting to the Smeeton Westerby Conservation Area.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 4.11Ha

Land Parcel No = 8

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	3	0	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	1	0	3	1	11
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	3	1	24
<b>3.Landscape Value</b>	Designations	Secondary		✓				
	<b>Sub Total</b>		0	1	0	0	0	4
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	3	3	3	1	28

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 8

#### General Commentary

- The Parcel is located on a gently sloping valley side to the south of Kibworth Beauchamp. The slope rises away from Smeeton Road on the eastern boundary. The Parcel is enclosed by tall hedgerows with occasional mature trees. The hedgerow to the eastern boundary is poorer in quality and fragmented in places. A timber access gate and a poor quality timber post and rail fence also run along the boundary.
- The Parcel comprises of two large grass fields that are currently being grazed by cattle. The two fields are divided by a fragmented hedgerow. There is a farm access track located to the north of the hedgerow length that links the two fields. Overhead electricity pylons, crossing the field in an east-west direction, form a detractive feature within the Parcel. Ridge and furrow is evident as a subtle feature, but more apparent in the lower field that abuts Smeeton Road.
- A public footpath crosses the western field and runs parallel to the central hedge. The footpath connects Smeeton Westerby with the built edge of Kibworth Beauchamp to the north. Views from this path are limited by the existing vegetation. However, gaps in the hedgerow enable some glimpsed views across the valley landscape and towards open countryside to the east. A second footpath cuts diagonally across the western field from the north-eastern corner, linking to Parcel 12. The slightly elevated position of this path allows more open views across countryside to the east. The lower field is also viewed from Main Road on the eastern boundary. The site is well contained from private views.
- The small scale paddocks associated with Beaufield Farm to the north and the edge of Smeeton Westerby to the south, provide separation from the main existing urban fabric. Development would be situated in an important separation zone between Smeeton Westerby and Kibworth and would compromise coalescence between the two settlements.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Parcel's important function in the prevention of coalescence between Kibworth and the village of Smeeton Westerby, the attractive views to the wider landscape and the limited associations with the existing urban fabric, it is considered inappropriate to develop Parcel 8.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 2.98Ha

Land Parcel No = 9

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		0	1	2	2	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	4	3	0	26
<b>3.Landscape Value</b>	Designations	Secondary			✓			3
	<b>Sub Total</b>		0	0	1	0	0	3
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	2	5	3	0	29

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 9

#### General Commentary

- The Parcel occupies a gently sloping site on the side of a valley to the south of Kibworth Beauchamp. The parcel is enclosed to the north, south and west by tall hedgerows with occasional larger mature trees. The eastern boundary is formed by a low regularly maintained hedgerow with intermittent small trees alongside Smeeton Road.
- The Parcel comprises a riding stables with associated buildings including stables, horse conditioning ring, a ménage ring and maintenance buildings. This is surrounded by a larger grass field that has been subdivided into different sized paddocks for horses to graze. The main stables are accessible from Smeeton Road via a set of metal access gates. There is a residential property within the Parcel to the north-east of the stable blocks with a separate access point further north. Ridge and furrow is evident as a subtle feature across the paddocks.
- The Parcel is moderately open to view from two public footpaths running close to the northern boundary of the Parcel. There are distant views east where elevated open countryside can be seen on the skyline. These paths connect to a further public footpath located adjacent to the western boundary to the Parcel. However, the tall boundary vegetation prevents the majority of views into the Parcel.
- Development within the Parcel would form some associations with Kibworth to the north. However, the recreational ground forms a clearly defined buffer to the existing settlement. Development would also form some associations to the school and sports centre to the east of Smeeton Road.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Parcel's slight isolation from existing urban fabric, the prominent location on the approach to Kibworth Beauchamp and the impact development would have on the separation between Kibworth and Smeeton Westerby, it is considered inappropriate to develop Land Parcel 9. However, should development take place, potential access could utilise the existing access points from Smeeton Road and form strong associations with the recreation ground. Care would be needed to limit potential development to the south of the Parcel and reinforce the boundary to ensure the separation between Kibworth and Smeeton Westerby is retained.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 3.60Ha

Land Parcel No = 10

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	2	2	0	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary	✓					5
	<b>Sub Total</b>		2	0	0	2	1	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	2	2	1	29
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	2	2	3	1	31

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 10

#### General Commentary

- The Parcel is situated on gently sloping land to the north of Smeeton Westerby and the south of Kibworth Beauchamp. The southern boundary is formed by Mill Lane which provides access to Newstead Farm. There is a dense mature hedgerow alongside the narrow lane. There are tall good quality hedgerows on the western and northern boundaries and part of the eastern boundary. A small stretch of this is formed by a post and wire fence, where there are views into one of the paddocks in Parcel 7. The Parcel is largely well enclosed by good quality vegetation.
- The Parcel is comprised of 2 meadows separated by a tall hedgerow. To the south-east corner, the Parcel wraps around the rear garden of a house on Mill Lane.
- A public footpath runs along the eastern boundary of the Parcel and the gentle slope of the land results in the Parcel being very open to public views. Boundary vegetation restricts views of the Parcel from nearby residential properties. The relative containment of the land also prevents external views to the surrounding countryside.
- The Parcel would form limited associations with the built edge of Smeeton Westerby due to its strong enclosure and detachment from the main core of the village. Development of the Parcel would also start to encroach on the separation between Smeeton Westerby and Kibworth Beauchamp. The corner of the Parcel lies adjacent to the Smeeton Westerby Conservation Area on the south-eastern boundary, which would form a constraint to the character of any development.

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

This Parcel is considered to have a Medium capacity to accommodate development due to its good enclosure, size and containment of views. Despite these qualities the Parcel is in a slightly remote location in the separation zone between two settlements. Development would need to be of low density and concentrated to the south of the Parcel, to retain a closer association with Smeeton Westerby. Given the residential context of the Parcel, the narrow roads and the limited access opportunities, commercial development would not be suitable in this Parcel. Small scale residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature vegetation along the boundaries of the Parcel should be retained to provide enclosure to development. The central internal hedgerow dividing the site, should also be retained and potentially act as a barrier to development.
- ***Important views to be retained***  
There are no views from the Parcel that would need to be retained. However views into the Parcel from the public footpath on the eastern boundary would need to be considered.
- ***Retention of existing routes through the site***  
The public footpath along the eastern boundary should be retained if the Parcel were developed.
- ***Ground modelling***  
Ground modelling would not be necessary in this location.
- ***Additional planting***  
Planting would be required to fill the gap in the hedgerow on the eastern boundary. Planting could also be used to soften the edge of the development in views from the public footpath.



## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

- ***Maximum building heights***  
Existing residential properties within the immediate vicinity of this Parcel are 1 to 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***  
Development could involve a small amount of low density development with rear gardens, similar in layout to nearby residential areas leading from Main Street. Access would be from Mill Street.
- ***Building materials***  
Materials should be appropriate to the rural context of the Parcel. Housing development should reflect the vernacular style of houses within the historic core of Smeeton Westerby.
- ***Open space provision and green infrastructure***  
Open space could be incorporated to coincide with the route of the public footpath. A green buffer could also be provided in the northern field to ensure the separation between Kibworth Beauchamp and Smeeton Westerby is visually retained.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 6.02Ha

Land Parcel No = 11

Surveyors = DT &amp; IJ

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 11

#### General Commentary

- The Parcel occupies a gently sloping, undulating landform to the south of Kibworth Beauchamp. The Parcel is enclosed to the east and south-east by tall hedgerows with occasional mature trees on the boundaries with Parcels 8 and 9. On the southern and western boundaries, where the Parcel abuts Parcels 12 and 13, there are low clipped hedgerows with occasional mature trees. The northern boundary is formed by the rear gardens of properties located along Cedar Close, Harcourt Road, Beauchamp Road and Foley Road. Vegetation along the boundary is fragmented and formed by a combination of hedgerows, shrubs, close board fences, post and rail fences, and occasional trees. There are a small number of individual trees located within the Parcel.
- The Parcel comprises of a large grass field that is currently being grazed by horses. Ridge and furrow is evident as a subtle feature across the Parcel.
- A public footpath crosses from the eastern boundary to the south-western corner of the site where it exits adjacent to the cricket pitches within Parcel 13. Views from the footpath are generally contained, however, where there are low hedgerows there are distant views of the open countryside and higher ground to south. The whole of the site is overlooked by adjacent housing on the northern boundary and from the slightly elevated cricket pitch.
- Residential development forms the northern boundary of the Parcel and creates a visual influence to the north. The houses are a mix of styles from a variety of architectural periods. The most prominent influences come from the recently constructed moderate to large two storey detached houses along Foley Road. Consequently, there is a good association with the urban fabric and pattern of settlement development.

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

This Parcel has a Medium capacity to accommodate development. Residential development is considered most suitable for this location and can be seen as a natural extension to the existing built edge of Kibworth Beauchamp to the north. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedges and trees and the individual trees within the parcel should be retained and protected, where possible.
- ***Important views to be retained***  
There are no particular views to be retained, although consideration should be given to the views to open countryside to the south and from the adjacent residential properties to the north.
- ***Retention of existing routes through the site***  
The existing public footpath to the west of the site will need to be retained or diverted if required.
- ***Ground modelling***  
Only a limited amount of superficial ground modelling would be required.
- ***Additional planting***  
Strengthening of the existing low hedgerow along the southern and western boundaries is recommended to screen the edge of any proposed development. Within the layout, individual tree planting should also form an important consideration to reduce the visual prominence of new housing.
- ***Maximum building heights***  
Houses in the immediate vicinity of the Parcel are two storeys high. Any development within this Parcel should reflect these heights.

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

- ***Development layout***

Suitable vehicular access could be available from Harcourt Road through the existing adjacent development. Careful consideration should be given to the visual relationship with the existing properties to the north of the site. A mixture of treatments may be appropriate to reflect the existing built pattern and form.

- ***Building materials***

Materials should be appropriate to the rural context of the Parcel. Vernacular features from nearby development and the historic core of Kibworth should be reflected such as: red brick; rendered walls; reconstituted stone window cornices and sills; and clay or slate tiles.

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

A green corridor could be developed to coincide with the alignment of the existing public footpath that provides a link to surrounding countryside and the neighbouring cricket pitch. This would help to further define the separation between Kibworth Beauchamp and Smeeton Westerby and soften the edge of development in the surrounding landscape. Sufficient space should be allocated to enable street trees to be planted within internal roads.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 10.39Ha

Land Parcel No = 12

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	3	0	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	0	0	4	1	9
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	4	1	22
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	3	4	1	27

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 12

#### General Commentary

- The Parcel is located on relatively high, gently sloping land to the south-west of Kibworth. The boundaries of the Parcel are predominantly low clipped hedgerows of varying quality with intermittent trees. There is a stronger band of vegetation on the eastern boundary separating the Parcel from the meadows in Parcel 10. In the south-eastern corner, the Parcel wraps around Newstead Farmhouse and associated agricultural barns. These are visible from within the Parcel. Mill Lane extends from the farm, together with a public bridleway along the southern boundary.
- The Parcel is comprised of a single large pastoral field. Electricity pylons cut across the north-east corner of the site. Adjacent to the Parcel to the north-west is Kibworth cricket ground within Parcel 13.
- The Parcel is moderately open to view from a public footpath that cuts across the eastern side of the field. This connects with the bridleway along Mill Lane on the southern boundary. There are views across the Parcel from the bridleway through gaps in the boundary vegetation. Private views are possible from the house associated with Newstead Farm in the south-east corner and there are more distant views from residential streets off Fleckney Road to the north. These views would be filtered through boundary vegetation, although rear windows are orientated across the Parcel. The Parcel is also clearly visible in views from the cricket ground.
- Development within the Parcel would form some limited associations with Newstead Farm and house in the south-east corner. However, development would generally be detached from the built edges of Kibworth and Smeeton Westerby and would begin to encroach on the separation zone between the two settlements.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the location of the Parcel in a slightly isolated area between Smeeton Westerby and Kibworth, and its visibility from a public rights of way and residential properties, it is considered inappropriate to develop Parcel 12.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 5.13Ha

Land Parcel No = 13

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 13

#### General Commentary

- The Parcel is located on relatively flat land, on a local plateau to the south-west of Kibworth Beauchamp. Parcels 12, 13 and 14 are located to the south, east and west respectively, encompassing the Parcel with arable fields and pasture. Fleckney Road forms the northern boundary. The rear gardens of properties on Foley Road form half of the eastern boundary. The vegetation on the Parcel boundaries is a mix of hedgerows with occasional trees. The vegetation enclosure is stronger to the west than the south and east.
- The land use of the Parcel is recreation, providing two cricket pitches and training nets for Kibworth Cricket Club. There is a large modern pavilion in the north-west corner with a paved seating area to the front and car parking provision along the northern boundary. There are two further built structures in between the cricket pitches for storage and scoring.
- The Parcel is open to views from a public footpath running close to the southern boundary. This is located to avoid a line of electricity pylons that crosses the Parcel in the south-west corner. The vegetation alongside Fleckney Road is relatively strong, although open views are available from the junction with Foley Road. Residential properties with views of the Parcel are located on Fleckney Road and Foley Road.
- Development within the Parcel would form some associations with residential development surrounding Foley Road. The southern half of the Parcel extends away from the existing built edge of Kibworth. Access to the Parcel is currently obtained from Foley Road and there is an additional hammerhead in the road leading south from the roundabout.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the current use of the Parcel as a well-used sports and recreation facility, any potential development would need to provide an equal or enhanced alternative provision within or adjacent to the settlement. The existing nature of the nearby roads, landform and nearby development would make residential development most appropriate, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The hedges and trees along the boundaries should be retained and enhanced, where appropriate, to provide screening for development.
- ***Important views to be retained***  
Consideration should be given to views from houses to the north-east. Views of the site from the public footpath running along the southern boundary and through countryside to the east and west should also be considered.
- ***Retention of existing routes through the site***  
The public footpath crossing the southern half of the site should be retained.
- ***Ground modelling***  
Ground modelling would not be required in this location.
- ***Additional planting***  
Additional planting may be required to strengthen the southern and eastern boundaries. Small/medium sized tree planting throughout any layout should also be provided, where possible.
- ***Maximum building heights***  
Existing residential properties within the immediate vicinity of this Parcel are two storeys high. Any development within this Parcel should reflect these heights.



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- ***Development layout***

The existing access from Foley Road should be utilised. Development and any tree planting would need to be located to enable a sufficient offset from the electricity pylon towers and overhead powerlines, near the southern boundary.

- ***Building materials***

The residential properties on Foley Road reflect some of the vernacular features from the more historical parts of the settlement, such as red brick, slate roofs, white rendered walls. New development should respond to these styles and the small to medium scale density of the neighbouring development.

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

The public footpath adjacent the southern boundary could be incorporated into a green corridor, providing a sufficient buffer to the development within external views. Open space would be appropriate within the southern end of the Parcel, as this area is more disjointed from the existing built edge of Kibworth. As stated above, recreation provision that is lost due to development, should be relocated to an appropriate area within/adjacent to Kibworth.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 7.63Ha

Land Parcel No = 14

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 14

#### General Commentary

- The Parcel occupies a gently sloping site to the west of Kibworth Beauchamp. It is located on the western edge of the assessment area. Fleckney Road forms the northern boundary. The southern and western boundaries are formed by clipped hedgerows of varied quality with some intermittent trees on the western boundary. The vegetation is taller on the eastern boundary providing some screening to the cricket ground in neighbouring Parcel 13.
- The Parcel consists of one medium scale arable field with two small paddocks adjacent the northern boundary, divided from the main field with a post and wire fence. There are some small huts associated with the paddocks. Overhead electricity cables cross the Parcel, with a pylon located directly adjacent the western boundary. Some low voltage cables also cross the Parcel further to the north. The Parcel is of moderate character in a moderate condition.
- The Parcel is partially open to views from the public footpath that crosses the site. There is a single Oak tree close to the centre of the Parcel adjacent to the alignment of this footpath. Occasional glimpsed views are also available through vegetation from passing vehicles on the Fleckney Road. The Parcel is well contained from views from residential properties. The closest property is opposite the Parcel to the north of Fleckney Road, but vegetation on both sides of the road is strong enough to screen potential views.
- The Parcel is in a location where built development would be isolated from the existing built edge of Kibworth. The Parcel extends south away from the settlement and recreation facilities on the western side of Kibworth that currently form an open space fringe to the settlement. The elongated nature of the Parcel spreading to the south would have a slight impact on the separation between Kibworth Beauchamp and Smeeton Westerby.

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

This Parcel is considered to have a Medium capacity to accommodate development despite its slight isolation from the existing urban fabric. Residential development is felt to be most suitable for this location on the entrance to the village, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and trees on the Parcel boundaries should be retained and enhanced, where possible, as screening for any development proposals. The existing Oak tree close to the centre of the Parcel should also be retained.
- ***Important views to be retained***  
There are no specific views into the Parcel that need to be retained.
- ***Retention of existing routes through the site***  
The public footpath crossing the Parcel to the south should be retained within any development proposals.
- ***Ground modelling***  
Localised ground modelling is unlikely to be necessary.
- ***Additional planting***  
The clipped hedgerows on the southern and western boundaries could be strengthened with additional hedgerow trees to provide enclosure to the development on the edge of Kibworth. This will help to screen development in the more open countryside to the west.

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- **Maximum building heights**

The Parcel is quite detached from the existing urban fabric, but the closest residential properties are generally two storeys high. Any development within this Parcel should reflect this height.

- **Development layout**

Development could involve a medium density development with rear gardens, similar in layout to existing nearby recent development on Foley Road. In view of the partially isolated nature of the Parcel it is considered that any development would be best located towards the northern boundary adjacent to Fleckney Road. Access could be via the existing farm access point from Fleckney Road to the north-east. Development would need to be sufficiently offset from the electricity pylons crossing the site.

- **Building materials**

Materials should be appropriate to the rural context of the Parcel. They should reflect elements from the local vernacular including: red brick; slate roofs; and white rendered walls.

- **Open space provision and green infrastructure**

Open space could be provided to the south of the Parcel where the land is less connected to the edge of Kibworth. The public footpath line could mark the end of development and be incorporated into a green corridor along with the single Oak tree in the centre of the Parcel. This would also ensure development is setback from the line of overhead electricity cables.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 0.47Ha

Land Parcel No = 15

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	1	3	0	9
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	1	1	1	1	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	2	4	1	24
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	2	4	1	29

**Overall Capacity Range = Medium-Low**

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

### **Land Parcel No = 15**

#### **General Commentary**

- The Parcel occupies a gently sloping landform to the north of Fleckney Road, on the western approach to Kibworth Beauchamp. The open meadow of Parcel 16 borders the Parcel to the north and west and can be seen over a low maintained hedge. To the east of the boundary are the rear gardens of properties along Gladstone Street and Fleckney Road. The gardens are bound by a timber feather board fence with domestic planting to the rear. Vegetation is mainly small scale Hawthorn with a larger tree located to the boundary at the north-east corner of the site. Along Fleckney Road to the front of the site, a clipped hedgerow forms the boundary.
- The land use within the Parcel is recreation, comprising a newly constructed bowling green with associated clubhouse, car park and small area of landscape to the road frontage. The manicured green is slightly elevated to create a level bowling facility. A planted bank to the south of this slopes up to the level of the road. The landform allows some wider views to the surrounding area. The site is accessed from Fleckney Road via a set of timber gates.
- The Parcel is visible from Fleckney Road to the south, over the clipped boundary vegetation. The site is also overlooked by the adjacent housing along Fleckney Road and Gladstone Street. However, these views are relatively well filtered by existing boundary vegetation.
- Residential properties form the eastern boundary of the Parcel. Proposed development would form some close associations with the western edge of Kibworth Beauchamp. However, the Parcel is currently a valuable recreation facility for the community.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Despite its close associations with the residential edge of Kibworth and relatively good enclosure from on-looking houses, the Parcel's boundary vegetation is poor in parts making it visible on the approach to the village. The Parcel is a recreation resource for the settlement, and should any development be proposed, alternative provision would need to be found. Therefore, it is not considered appropriate to develop Parcel 15.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 4.81Ha

Land Parcel No = 16

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 16

#### General Commentary

- The Parcel of land occupies a gently undulating landform to the west of Kibworth Beauchamp. The northern, western and southern boundaries of the Parcel are well enclosed by tall hedgerows and mature trees. To the east, the Parcel abuts the existing rear gardens of properties along Gladstone Road and the bowling green within Parcel 15. The houses adjacent to the north-east of the Parcel have limited rear gardens and are positioned tightly to the boundary line. The southern boundary follows the line of Fleckney Road, on the western approach to the settlement.
- The Parcel comprises two large grass fields that are currently meadow, divided by a tall hedgerow with trees that runs east to west. There is currently no connecting access between the two fields. However, they are strongly associated in condition and character. There is a gated access to the Parcel from Fleckney Road and Gladstone Road. Within the northern field there is evidence of historic ridge and furrow and a dry ditch diagonally crosses the site.
- From Fleckney Road the Parcel is largely screened by strong vegetation. Public views are restricted to views over the access gates from Fleckney Road and Gladstone Street. The bowling green within Parcel 15 has a slightly elevated position and subsequently has open views over the southern field. To the east, the southern Parcel is well contained from private views due to existing vegetation located within the rear gardens. However, within the northern half, the properties located close to the boundary would have more open views. The existing boundary vegetation provides good containment to the Parcel in wider views from the north-east and south. There are no public rights of way through the Parcel.
- The Parcel would form some close associations with the built edge of Kibworth, especially within the northern field where development could be seen as a natural extension utilising the existing infrastructure off Gladstone Road. The southern field could be accessed via this entrance point or from Fleckney Road to the south.

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

This Parcel is considered to have a High capacity to accommodate development. The Parcel provides an appropriate location for residential development with strong links to neighbouring residential development surrounding Gladstone Street. Any development within the Parcel should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing mature vegetation along the boundaries of the Parcel should be retained to provide enclosure to development. The central hedgerow should also be retained and incorporated into the layout. Breaks through the hedgerow should be minimised and located to avoid any mature trees.
- ***Important views to be retained***  
There are no specific views within the Parcel that would need to be retained, although views from properties on Gladstone Road would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing public rights of way or roads running through the Parcel that would need to be retained.
- ***Ground modelling***  
Localised ground modelling would be required to accommodate the ditch in the northern field and set development into the slightly undulating landscape.



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- ***Additional planting***  
The boundary with the existing bowling green will need to be strengthened with additional planting. Tree and shrub planting belts should also be provided to strengthen the boundaries with the open countryside.
- ***Maximum building heights***  
Existing buildings in this locality are generally two storeys high. Proposals in this Parcel should be of a similar height.
- ***Development layout***  
Development within the Parcel should be accessed from Gladstone Road utilising the stretch of open space between the existing properties. The existing access from Fleckney Road could also be provided as part of the proposals. The Parcel would be best suited to medium-low housing density housing and the layout pattern and scaling of development should reflect the existing residential development to the east. The properties facing Fleckney Road could be set back to continue the green corridor on the approach to Kibworth. Rear gardens should be orientated to face the open countryside.
- ***Building materials***  
The materials should be appropriate to the context of the Parcel utilising materials in keeping with existing styles within Kibworth; red brick, rendered walls, reconstituted stone window cornices and sills and slate tiles.
- ***Open space provision and green infrastructure***  
The established mature vegetation to the boundaries, including the central hedgerow should be incorporated into the structure of the development layout providing important wildlife corridors. The size of the Parcel means that additional open space provision could be incorporated as part of the proposals. The internal design should incorporate trees and small areas of low maintenance planting where appropriate.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 0.93Ha

Land Parcel No = 17

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 17

#### General Commentary

- The Parcel of land occupies a gently undulating landform to the west of Kibworth Beauchamp. The Parcel is enclosed by an unclipped hawthorn hedgerow to the northern boundary and mature trees to the eastern and western boundaries. The site frontage adjacent Fleckney Road is contained by mature trees and a low fragmented hedgerow. The site is accessed from Fleckney Road via a set of metal gates.
- The Parcel comprises of a large grass field that is currently subdivided into paddocks, containing horses and sheep. Timber stables have been constructed to the southern extent of the eastern boundary and a number of horse trailers are kept on the site frontage.
- There are filtered views to the Parcel from Fleckney Road through scrubby low vegetation. The Parcel is well contained from private views due to existing vegetation. The effective containment of the field prevents external views to the surrounding countryside to the north and north-west. There are no public rights of way through the Parcel.
- The Parcel would form limited associations with the built edge of Kibworth due to its strong enclosure and detachment from the main core of the village.

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

This Parcel is considered to have a Medium-High capacity to accommodate development. The Parcel is most suitable for residential development, due to its enclosure and the nature of surrounding roads in the area. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***  
The existing mature trees, and boundary vegetation should be retained and protected.
- ***Important views to be retained***  
There are no specific views within the Parcel that would need to be retained, although views from Fleckney Road on the approach to the settlement would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing public rights of way or roads running through the Parcel that would need to be retained.
- ***Ground modelling***  
The gently sloping site would require little or no ground modelling.
- ***Additional planting***  
The existing hedgerow along Fleckney Road would require strengthening. Individual trees should be planted along the northern boundary to provide additional height.
- ***Maximum building heights***  
Existing buildings in this locality are generally two storeys high. Proposals in this Parcel should be of a similar height.
- ***Development layout***  
Development of this Parcel could be accessed from Fleckney Road utilising the existing access. The Parcel would be best suited to a small amount of low density housing.

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- ***Building materials***  
The materials should be appropriate to the rural context of the Parcel utilising materials and vernacular features in keeping with development in Kibworth such as: red brick; rendered walls; reconstituted stone window cornices and sills; and slate tiles.
- ***Open space provision and green infrastructure***  
Proposed development should incorporate trees within the internal layout and small areas of low maintenance planting, where appropriate.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 8.54Ha

Land Parcel No = 18

Surveyors = IJ &amp; DT

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	2	0	1	0	20
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	2	2	0	32
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	37
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			3	3	2	2	0	37

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 18

#### General Commentary

- The Parcel of land occupies a gently undulating landform to the west of Kibworth Beauchamp. The Parcel is triangular in shape and bounded by Warwick Road to the north and Fleckney Road to the south. The northern boundary with Warwick Road is formed by a combination of low clipped hedgerows with individual mature trees and unmaintained taller hedgerows with individual trees. To the east, where the Parcel is neighbouring Parcel 19, there is a high hedgerow with mature trees. On the southern parts of the eastern boundary there is small woodland surrounding an individual residential property. The southern boundary adjacent to Fleckney Road is formed by a mix of hedgerows and trees of varying heights and quality.
- The Parcel comprises a large residential property, small scale small holdings, paddocks and allotments. Kibworth Garden Centre and Nursery is also located within one of the Parcels together with a small scale builder's yard. There are also a number of derelict buildings located within the individual Plots and small sheds associated with the allotments. The Parcel is separated into the smaller plots with an array of linear belts of vegetation and hedgerows. The condition of the small scale plots varies throughout due to different ownership and levels of maintenance. The Parcel is accessed from a number of points along Warwick Road and Fleckney Road.
- Generally the Parcel has limited public views from the adjacent roads due to strong containment from boundary vegetation. The commercial premises are more open to view. The existing vegetation provides containment to the individual plots of land and prevents the majority of external views. However, views across the open countryside to the north-west are available from paddocks facing Warwick Road. There are no public rights of way through the Parcel.
- The Parcel would form limited associations with Kibworth due to its strong enclosure and its detachment from the main core of the village. However, there has been localised development within the small plots of land.

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

This Parcel is considered to have a Medium-High capacity to accommodate development. Given the small scale nature of the plots, the nearby residential extent of Kibworth and the nature of the roads in the surrounding area, commercial development would not be suitable in this Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing mature vegetation along the boundaries and within the Parcel should be retained, where possible, to provide enclosure to development. Existing woodland on the eastern boundary should also be retained and protected. Potential impacts on shading would also need to be considered.
- ***Important views to be retained***  
There are no specific views within the Parcel that would need to be retained, although views out towards the open countryside to the north-west should be considered.
- ***Retention of existing routes through the site***  
There are no existing public rights of way or roads running through the Parcel that would need to be retained.
- ***Ground modelling***  
The gently sloping site would require little or no ground modelling.

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- **Additional planting**  
Some additional planting should be considered around the existing residential property.
- **Maximum building heights**  
The existing buildings in this locality are generally two storeys high. Proposals in this Parcel should be of a similar height.
- **Development layout**  
The development Parcel could be accessed from both Warwick Road and Fleckney Road utilising one or more of the existing access points. The Parcel would be best suited to low housing density utilising the existing shape of individual plots. The pattern and scaling of development should try to retain as much existing vegetation as possible within the internal layout. This will help to reduce the scale and impact of the development considering the separation from the main town of Kibworth. Development should be set back from Warwick Road and the western side of Fleckney Road to retain the green corridor and rural character on the approach to Kibworth.
- **Building materials**  
The materials should be appropriate to the rural context of the Parcel utilising materials in keeping with Kibworth and picking up vernacular styles within the urban core such as: red brick; rendered walls; reconstituted stone window cornices and sills; and slate tiles.
- **Open space provision and green infrastructure**  
In order to create a sympathetic and appropriate approach to Kibworth, a generous level of green infrastructure is recommended. This would help provide buffers to boundaries and habitats, break up the massing of the built form, and create a sympathetic urban fringe that reduces harm to the adjoining countryside. This should be considered as an integral part of the whole development.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 9.27Ha

Land Parcel No = 19

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	1	2	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	2	0	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	3	3	2	0	35

**Overall Capacity Range = Medium-High**



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 19

#### General Commentary

- Parcel 19 is composed of two fields set on elevated land, the Parcel is located to the south of the Midland Main Line railway and east of Warwick Road. The landform gently slopes to the north-west, away from Kibworth Beauchamp. The settlement has little or no visual influence on the Parcel, whilst the new residential development along Barnards Way to the south-west of Kibworth Harcourt is a notable visual influence beyond the vegetation of the railway.
- The field to the north has an open western boundary with Warwick Road, but is enclosed by tall scrub and hedgerow along the northern boundary with the railway and tall hedgerow along the southern boundary. Hedgerows and scrub are dense and well formed. The open western boundary enables the field to have a greater visibility over the wider rural landscape to the west and south-west. The field has an arable land use.
- The field to the south is meadow grassland, with tall dense continuous hedgerows along field boundaries. This provides a good level of enclosure, with limited public and private views into and out of the field. Some small to moderate sized Ash and Willow trees within the hedgerows. A small copse, to the south of the field, creates a notable visual feature.
- There is a close physical and some visual relationship with Parcels 16, 17 and 18, which influences the moderate association of the Parcel with the urban form and suitability for development.

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

This Parcel has a Medium-High capacity for development. This would be most suitable for residential development. The decision as to whether to allow development, should also be based on whether to allow development on Parcel 16. The following aspects should be considered in relation to future residential development:

- Retention of existing landscape features and vegetation***  
Hedgerows along field boundaries should be retained, where possible, minimising removal for accessibility and forward visibility requirements.
- Important views to be retained***  
There are no important views, but careful consideration should be given to minimising the visual influence of development within the northern field from the rural landscape to the west.
- Retention of existing routes through the site***  
There are no publicly accessible routes through the Parcel.
- Ground modelling***  
Only a limited amount of earthworks should be required.
- Additional planting***  
Additional hedgerow and tree planting should be provided along the western boundary of the northern field along Warwick Road to reducing the effects of built development within the adjoining countryside to the west.
- Maximum building heights***  
Residential properties should be limited to a height of two or two and half storeys, with possibly some limited three storey to the east of the northern field adjacent to the railway.
- Development layout***  
Subject to Parcel 16 coming forward for development, it may be preferable to develop the northern field of Parcel 16 as part of the development for Parcel 19 and thereby creating more development

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

options. In this situation, it is likely that some hedgerow removal would be required to enable a more efficient use of land.

- ***Building materials***  
Red brick, rendered walls, reconstituted stone window cornices and sills, clay or slate tiles.
- ***Open space provision and green infrastructure***  
Open space provision should meet planning requirements relevant to the size of the development. Any hedgerow removal should be replaced by widening existing wildlife corridors and tree planting.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 35.96Ha

Land Parcel No = 20

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 20

#### General Commentary

- The Parcel is sub-divided by the Midland Main Line railway that cuts through the Parcel, but is set at the lowest point within the Parcel and is well enclosed by tall scrub and hedgerows. Consequently, the railway has little visual influence and creates only a limited visual segregation. The landscape to either side of the Parcel has a very similar character. The local valley landform, also helps the two elements of the Parcel to be visually perceived as one parcel of land.
- The Parcel is composed of arable fields of small to moderate scale, semi-enclosed by tall hedgerows and scrub, with grassland conservation strips. Enclosure is particularly pronounced to the north along Wistow Road, where there a number of mature hedgerow trees and along the railway. The southern field is more clearly enclosed by dense continuous hedgerows with hedgerow trees, with a more open aspect to the central field.
- The groups of trees associated with small holdings of Parcel 18 create a beneficial backdrop feature. There are a number of detractive features within the Parcel (recent metal clad warehouse units within the Priory Business Park and railway) and beyond the Parcel (large substation, pylon towers and overhead powerlines), which create an intrusive visual influence. These detractive features erode the semi-rural or rural character of the Parcel. The recent residential development along Barnards Way has a moderate to prominent visual influence on the Parcel, mainly to the north. Consequently the land to the north of the Parcel has a better association with the existing built form of Kibworth Harcourt.
- The character and scale of the Parcel provides good scope for mitigation.

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

This Parcel has a Medium-High capacity for development. The Parcel is more suitable for residential, with possibly some potential for commercial. The land to the north of the Parcel is more suitable for development than the land to the south. The latter would become more suitable if Parcel 19 is developed. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***  
Retain Parcel boundary vegetation for land to the north, including new woodland belt planting along Warwick Road and around Priory Business Park. There is also a small group of trees within the centre of the western field, which should be retained, where possible. The attenuation basin to the south of the northern area of land should be retained and potentially extended to meet future surface water drainage requirements and should only be removed if this can be accommodated on other neighbouring land. Within the southern area of land, again Parcel boundary vegetation should be retained and protected together with the group of trees within the central hedgerow dividing the two fields, with the desirability of retaining the hedge.
- ***Important views to be retained***  
There are no important views, but consideration should be given to the visual effects of the development on the wider rural setting to the west.
- ***Retention of existing routes through the site***  
There are no publicly accessible routes through the Parcel.
- ***Ground modelling***  
Some earthworks would be required, due to the sloping nature of the landform, but is not considered to be major.
- ***Additional planting***  
Additional tree and woodland belt planting is required, particularly within the southern area of land, to reduce the visual effects of the built development and help integration with the rural landscape to the

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

west and south-west. Due to the development being located on valley slopes, there would be a greater importance to providing street trees throughout the housing to enable the building mass to be broken up, when viewed within and beyond the Parcel.

- **Maximum building heights**  
Building heights should be no greater than two storey.
- **Development layout**  
Suitable vehicular access would be available off Wistow Road and Warwick Road. If the southern land is developed, housing should be lower density towards the west of the Parcel, together with potential location for open space provision.
- **Building materials**  
Materials that reflect the local vernacular should be used including red brick, rendered walls, reconstituted stone window cornices and sills, clay or slate tiles.
- **Open space provision and green infrastructure**  
Open space provision should be focused around the small group of trees within the western field of the northern area of land, and to the west of the southern area of land. A well-defined boundary, composed of new tree planting should be provided along the western fringes of the Parcel and along Warwick Road within the southern area of land, to improve green infrastructure provision and help visual integration of the development.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 25.83Ha

Land Parcel No = 21

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	1	1	1	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	0	4	0	13
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	1	5	1	23
<b>3.Landscape Value</b>	Designations	Secondary		✓				4
	<b>Sub Total</b>		0	1	0	0	0	4
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	2	1	5	1	27

**Overall Capacity Range = Medium-Low**

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

### **Land Parcel No = 21**

#### **General Commentary**

- Composed of large expansive arable fields with limited enclosure, the Parcel has wide panoramic views over the surrounding broad valley of the River Sence and Burton Brook, from elevated land to the south-east of the Parcel. Likewise the land of the Parcel is very visible from the surrounding landscape to the west and north. The landform is defined by the long moderately sloping valley sides.
- Hedgerows are of moderate height, some with a number of mature hedgerow trees, other hedges with very few trees. Where trees are present, these are typically Ash and are of variable condition.
- The Parcel is visible from Wistow Road, which forms the boundary to the south, with the Midland Main Line railway to the west. More distant views extend to the west and north.
- The valley slopes away from Kibworth Harcourt, and the limited presence of neighbouring built developments, creates a poor association with the urban fabric.

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

This Parcel has a Medium-Low capacity for development. The land is considered to be unsuitable for development, and should only come forward for consideration when other more appropriate parcels have been developed.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 2.67Ha

Land Parcel No = 22

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	2	0	2	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	1	1	0	18
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	4	1	3	0	30
<b>3.Landscape Value</b>	Designations	Secondary		✓				4
	<b>Sub Total</b>		0	1	0	0	0	4
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	5	1	3	0	34

**Overall Capacity Range = Medium-High**



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 22

#### General Commentary

- The Parcel is composed of a small arable field, set on what is essentially an elevated plateau and set back from the more clearly defined valley slopes to the west and north. It is situated on the north-western side of Kibworth, it abuts the Wistow Road the south and A6 Leicester Road the east.
- The Parcel is well contained by tall hedges and occasional small to medium sized ash trees to the north and west. There are a number of mature trees within the garden of the adjoining Westfield residential property, which provides further enclosure. An establishing hedge to the south and east defines the boundary of the Parcel with the roadside verge of Wistow Road and the A6 roundabout.
- Residential development largely encloses three sides of the Parcel and creates an apparent visual influence to the south-east. The different ages and styles of building form a mixed built character within the vicinity of the Parcel. The most prominent influences come from the recently constructed moderate to large detached houses along Barnards Way. Consequently, there is a good association with the urban fabric and pattern of settlement development.
- There is a slight association with the Conservation Area, the western corner of which lies to the opposing side of the A6 roundabout. However, there is little visual association and inter-relationship with the core of the Conservation Area.

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

This Parcel has a Medium-High capacity for development. The Parcel is similar in character to Parcel 21 and 23, but illustrates a number of important differences, which make the land more suitable for development. The Parcel would be most suitable for residential development. The following aspects should be considered in relation to future development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedges, roadside verges should be retained and protected, where possible.
- ***Important views to be retained***  
There are no important views, although consideration should be given to the view from the A6 Leicester Road, in particular the approach to the Parcel from the east. This is an important road and provides a key view of the Parcel on leaving the Conservation Area.
- ***Retention of existing routes through the site***  
There is no public access through the Parcel.
- ***Ground modelling***  
No major earthworks are required.
- ***Additional planting***  
A tree belt is recommended along the western boundary to form a clearly defined urban edge. Individual tree planting should also form an important consideration in relation to the visual relationship with Wistow Road.
- ***Maximum building heights***  
Building height should be no more than two storey with allowance for steeper pitched roofs to allow use of loft space for creation of rooms.
- ***Development layout***  
Rear gardens should back-on to northern and western boundaries and careful consideration given to the visual relation with Wistow Road and the A6. The Parcel forms an important gateway into the settlement and accordingly should be designed to create a high quality appearance. It is recommended

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

that at least part of the boundary has properties fronting-on to an area of green/open space and tree planting along the road frontage. A mixture of treatments may be appropriate to reflect the existing built pattern and form.

- ***Building materials***  
Building materials should reflect the local vernacular including: red brick, rendered walls, reconstituted stone window cornices and sills, clay or slate tiles.
- ***Open space provision and green infrastructure***  
Internal open space provision, as required, together with green/open space and wide verges along Wistow Road and the A6. Sufficient space should be allocated to enable street trees to be planted within internal roads. A tree belt along eastern boundary would provide additional green infrastructure.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 10.73Ha

Land Parcel No = 23

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	1	1	2	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	3	1	0	16
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	3	0	27
<b>3.Landscape Value</b>	Designations	Secondary		✓				4
	<b>Sub Total</b>		0	1	0	0	0	4
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	2	4	3	0	31

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 23

#### General Commentary

- The Parcel forms a broadly rectilinear area of land, north-west of Kibworth. The A6 Leicester Road passes the extent of the eastern boundary of the Parcel, Parcel 22 is situated to the south and Parcel 21 to the west. An arable and pastoral field sit on the northern side of the Parcel.
- The Parcel is predominantly composed of one moderate sized arable field on gently sloping land on the edge of the top of the valley slope. The field is enclosed by tall well established hedgerows, which provide dense continuous enclosure and are further defined by a large number of hedgerow trees along most boundaries. This is particularly apparent along the A6 eastern boundary, where there are limited views into the Parcel from the road. The Parcel is mainly visible on the approach to Kibworth Harcourt on the A6 from the north.
- The land slopes away from the settlement to the north, with little physical or visual association with the existing urban fabric. The only exception is the presence of a large residential property and gardens, known as Westfield, within the south-eastern portion of the Parcel. The land includes several smaller grassed areas of land to the west and south of the property, which create a small scaled parkland character, with large individual trees and a tennis court. Due to the number of large mature and semi-mature trees within these areas of adjoining land and within the garden around the house, there is little awareness of the large house or adjoining outhouses, and consequently the built form has limited visual influence on the Parcel or surrounding landscape. Accordingly, there is only a limited association with the urban fabric of Kibworth Harcourt.

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

This Parcel has a Medium Capacity for development. However, should development come forward for this Parcel, it is considered that the areas of grassland around Westfield is the only suitable potential location for development. The adjoining arable field would be much less suitable, and should only be considered if other more suitable areas have been developed prior. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedges and trees should be retained and protected.
- ***Important views to be retained***  
There are no important views, although if the arable field is developed, the view from the A6 Leicester Road approaching the Parcel from the north, would form an important consideration. This is due to the influence of development on the northern edge of the Parcel, which would be visually prominent, set on the skyline in a location where there is currently no built development.
- ***Retention of existing routes through the site***  
There is no public access through the Parcel.
- ***Ground modelling***  
No major earthworks are required.
- ***Additional planting***  
If the arable field is developed, tree belts are recommended along the western and northern boundary to provide visual enclosure, creating a clearly defined urban edge, and assisting with the mid to long term visual integration with the surrounding rural character. Any hedge or tree removal to enable development within the small grassland plots should be replaced or reinforced to enable visual integration and screening.
- ***Maximum building heights***  
Building height should be no more than two storeys. If the arable field is developed, it is recommended that development along the northern fringe be restricted to one storey.

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

- ***Development layout***

The small grassed plots are suitable for a few larger detached properties of low density. Retention of much of the existing hedges will govern the layout. Access is potentially available off the A6, subject to highway restrictions. Orientation and design of new houses, should take account the proximity to the existing residential property. Should the arable field come forward for development, it is recommended that the northern and western edges of the field are retained for public open space or tree planting to minimise or avoid visual intrusion to the adjoining rural landscape.

- ***Building materials***

Any development should reflect the use of local styles and materials in the vicinity, such as red brick, rendered walls, reconstituted stone window cornices and sills, clay or slate tiles.

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

Should the arable field be developed, open space and a high level of green infrastructure would form an important element of the development to minimise harm to surrounding rural landscape and to form a clearly defined limit to the northern extent of the settlement. Sufficient space should also be allocated to enable street trees to be planted within internal roads.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 33.16Ha

Land Parcel No = 24

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	1	1	2	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	2	1	1	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	3	3	1	25
<b>3.Landscape Value</b>	Designations	Secondary					✓	1
	<b>Sub Total</b>		0	0	0	0	1	1
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	3	3	2	26

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 24

#### General Commentary

- The Parcel covers a relatively large area of land on the northern side of Kibworth. The rear gardens of properties along Leicester Road, Main Street, Albert Street and Carlton Road make up the southern boundary of the Parcel. The A6 extends north-west from Kibworth to form the western boundary and Carlton Road extends north-east to form the eastern boundary of the Parcel. The remaining northern boundary adjoins agricultural fields north of Kibworth.
- The Parcel has a very distinct and insular character that noticeably differs to the surrounding more open arable landscape of High Leicestershire LCA. The character more closely reflects that of the Lutterworth Lowlands LCA, but is segregated from the remainder of the LCA by Kibworth Harcourt and Kibworth Beauchamp. This separation creates its own discrete area of landscape that closely relates to and falls within part of the Conservation Area of Kibworth Harcourt. This visual relationship is strengthened by the nature of the landform that establishes a bowl shape at the top of a local tributary valley, which descends towards the larger Langton Brook valley to the south. Kibworth Harcourt is set within this local tributary valley. The resulting effect is that the land of the Parcel falls towards the settlement creating a close visual relationship. The catchment extent of the valley is defined by the Parcel's northern boundary.
- Land use is also distinct from the surrounding landscape, it is predominantly grazed pasture divided into small to medium scale irregular geometric fields. These are enclosed by clipped and tall hedgerows, incorporating a large number of tall mature and semi-mature trees towards, and on the edge of the settlement. There is a diverse range of tree species including: Ash, Horse Chestnut, Poplar, Willow, Sycamore, Field Maple and Scots Pine. This creates a semi estate parkland character. A number of the grassed fields show subtle evidence of remaining ridge and furrow.
- The mixed built character and presence of historic buildings adds to the picturesque character beyond the Parcel. The built character ranges from more intimate and closely spaced buildings towards the central part of the southern boundary, to more widely spaced large detached houses to the south-west of the Parcel. The urban edge treatment is largely open, demarcated by a mixture of fence styles and walls.
- The Parcel has an intimate and tranquil character that provides an important setting to the Conservation Area and is in good condition, with few detractive features. Varying elevation of buildings within the northern part of Kibworth Harcourt means that there are views of the Parcel from a number of the houses to the south, as well as along the urban edge.
- A public footpath crosses through the Parcel which gives open views across the majority of the Parcel.

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

This Parcel has a Medium-Low capacity for development. It is considered to be unsuitable for development, although development for a few low density residential properties may be appropriate within the small fields and plots of land that exist on the edge of the settlement. This would only be on the basis of carefully and sympathetically designed buildings to reflect the character of the Conservation Area. Any proposed development would need to clearly demonstrate that there would have no harm to the significance or value of the Conservation Area or listed buildings. Vehicular access would be difficult and would have to be provided through existing developed parts of the settlement.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 6.42Ha

Land Parcel No = 25

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary					✓	1
	<b>Sub Total</b>		0	0	2	1	1	9
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	1	3	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	3	4	1	23
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	3	5	1	25

**Overall Capacity Range = Low**



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 25

#### General Commentary

- Parcel 25 lies on lower tributary valley slopes on land north east of Kibworth Harcourt. The Parcel has similar attributes to those of Parcel 24 i.e. distinctive character, landform, grazed pasture, clipped and tall hedgerows with a number of hedgerow trees, tranquillity, and close proximity to the Conservation Area and urban edge of Kibworth Harcourt. Variation lies in the physical and visual dissociation of the land, created by the urban form and the severing of the land by Carlton Road. Consequently there is little visual inter-relationship between the Parcels, with Parcel 25 having more visual connectivity with the more enclosed Parcel 26.
- The Parcel has well-defined evidence of ridge and furrow to the west of the Parcel, which diminishes to the east and south of the Parcel. There is also some evidence that a watercourse has previously subdivided the western and eastern halves of the Parcel, with some remnant mature trees following this alignment.
- The western Parcel boundary with Carlton Road and southern Parcel boundary with Langton Road, are enclosed by dense continuous hedges and regularly spaced mature hedgerow trees, which enclose and provide a strong character to these boundaries, as well as limiting views into and out of the Parcel. Several residential properties are located between these roads and the south-western corner of the Parcel. These have largely open boundaries with the Parcel, enabling views over the Parcel land. The importance of this land to the setting of the Conservation Area is less than for Parcel 24, but nevertheless forms an important backdrop for the both designation and the settlement. The neighbouring residential properties date from the last fifty years and have a built character more typical of suburban areas of Kibworth Harcourt.

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

This Parcel has a Low capacity for development. Development is not considered appropriate in this Parcel, although small scale development of individual properties could be considered as an extension of the existing housing along Langton Road, subject to the retention of the mature trees along the boundary with the road.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 49.84Ha

Land Parcel No = 26

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary			✓			3
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	1	1	2	1	12
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	3	1	24
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	2	3	3	1	29

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 26

#### General Commentary

- This is a large Parcel situated on the north eastern side of Kibworth, the landform creates an important influence on the definition of the Parcel, forming a localised tributary valley and the sides of a larger depression that extends to the east. Langton Road defines the southern boundary of the Parcel, which rises over a localised ridge between the tributary valley to the west and depression to the east. This localised ridge and the elevated land on the northern edges of Parcel 27 and Parcel 30, visually separates the depression from Kibworth Harcourt. Much of the tributary valley is also physically separated from the settlement, with almost no visual interrelationship. Consequently, the Parcel is isolated from the urban fabric.
- The Parcel is composed of large arable fields enclosed by medium to tall hedgerows, some with hedgerow trees. A number of mature trees follow the watercourse along the tributary valley and form a distinctive feature within the landscape. The landscape is of moderate character and in good condition.
- To the north of the Parcel lies Kibworth Hall and surrounding grounds. This forms a distinctive and prominent built feature with a wooded nature, which has a strong visual influence on much of the Parcel. The trees within the grounds are large and mature and form important backdrop on the skyline of the Parcel. The rural landscape of the Parcel provides an important setting for the Hall. To the west of the Parcel the church spire of Tur Langton forms a distant but distinctive feature.
- The Parcel is clearly visible from Langton Road, but with limited visibility from residential properties.
- Although there would be a limited visual effect on coalescence with the village of Tur Langton, due to the extent of the Parcel, there would be a moderate effect in terms of physical coalescence.

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

This Parcel has a Medium-Low capacity for development. The lack of any association with the urban form of Kibworth Harcourt, the moderate character and good condition of the landscape, and the landscape forming an important setting for Kibworth Hall, are the key reasons for the Parcel being unsuitable for development.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 12.89Ha

Land Parcel No = 27

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	2	2	0	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	0	3	1	12
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	2	5	1	22
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	2	6	1	24

**Overall Capacity Range = Low**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 27

#### General Commentary

- Parcel 27 is located on land east of Kibworth Harcourt. Together with Parcel 28, Parcel 27 forms an isolated segment of Lutterworth Lowlands. The Parcel is characterised by the knoll-like landform at the end of a localised ridge with slopes descending to the west, south and east. The slopes to the west and south-west are steep and descend to the northern edge of Kibworth Harcourt. The most elevated part of the Parcel is crowned by a complex of barns and a farmhouse that form Fetlocks Farm, as well as a thatched cottage and windmill at Windmill Farm. The former has an open boundary and is particularly visible to the south and east. The latter is enclosed by tall trees and hedgerows and is visually well contained with little awareness of its presence within the local and wider landscape.
- The other key characteristic is grazed pastures, predominantly by the grazing of cattle. The Parcel comprises three fields. The field to the west has a subtly defined ridge and furrow and clearly defined depressions and earthworks adjacent to Windmill Farm. The fields are bound by medium to tall Hawthorn hedgerows with some Willow trees.
- A small mixed coniferous and broadleaved woodland lies within the southern of the three fields. The wood is approximately 15m high and together with tall hedgerows to the south, creates a visual boundary to the settlement. A tree lined tributary brook forms the western boundary of the Parcel, adjacent to the residential edge formed by Marsh Avenue. This is sufficiently tall and dense enough that there is little awareness of the urban fabric and built form of Kibworth Harcourt. Whilst there is a close physical association between the settlement and the western field, the Parcel has little visual connectivity with the settlement and thus has a limited association with the urban fabric.
- Overhead powerlines form a detractive feature within the Parcel.
- The Parcel is located adjacent to the eastern edge of the Conservation Area and is widely visible to the local and wider landscape with long distance views to the south and east.

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

This Parcel has a Low capacity and is considered not to be suitable for any development, due to its elevated location, steep slopes, extensive visibility, limited association with the urban fabric and proximity of the Conservation Area and Windmill Farm.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 4.44Ha

Land Parcel No = 28

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	2	2	0	0	19
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	4	1	0	31
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	3	4	2	0	33

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 28

#### General Commentary

- Parcel 28 is an isolated pocket of arable farmland, situated immediately east of Kibworth Harcourt. It is enclosed to the north and east by the elevated pastoral farmland of Parcel 27, the A6 and settlement boundary to the south-west, and the Cemetery of Parcel 29 to the south. The Parcel consists of a single arable field on the moderately sloping valley side of the local tributary of Langton Brook. The field is well enclosed by tall hedgerows and a row of trees along the southern and western boundaries. The small wood within Parcel 27 to the east, creates further visual enclosure. Consequently, there is very limited view into and out of the Parcel, being mainly limited to occasional and filtered views from the cemetery and filtered views in winter from the A6.
- The landform slopes towards Kibworth Harcourt creating an associated presence, but due to the extent of vegetation enclosure, there is little visual interrelationship. This gives only a moderate association with the urban fabric.
- The presence of tall hedgerows, trees and woodland provides good scope for mitigation, despite valley slope location.
- The Parcel is located adjacent to the eastern edge of the Conservation Area.

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

This Parcel has a Medium capacity for development. The Parcel is most suitable for commercial development, due to its discrete and enclosed nature. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedgerows and trees form a valuable landscape feature and one of the key reasons for the Parcel being suitable for residential development. Therefore it is important that as much as possible of this vegetation is retained and protected. Trees and hedge along the A6 is of variable condition, so vehicular access should seek to remove the poorest section. Some removal of vegetation along the A6 is acceptable if it is associated with open space and new tree and shrub planting.
- ***Important views to be retained***  
There are no important views, but visual presence from the A6 is an important consideration.
- ***Retention of existing routes through the site***  
There is no public access routes through the Parcel.
- ***Ground modelling***  
It is expected that there will be the need for a moderate amount of earthworks due to the valley slope location. Alignment of streets and properties to follow the grain of the landform will help reduce the extent of earthworks required.
- ***Additional planting***  
Careful consideration should be given to the treatment of the A6 frontage to create a sympathetic and appropriate visual interrelationship. The objective should be to retain a green treed frontage to the A6, with houses set back from the road. Due to the greater visual prominence of housing on the valley slope, wide street verges should be provided with space for planting medium sized street trees.
- ***Maximum building heights***  
Houses should be limited to a height of two storey.

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- ***Development layout***

The only suitable access point into the Parcel is from the A6, subject to meeting highway requirements. Layout should follow the grain of the landform, with a higher quality and lower density houses along the frontage with the A6 and adjacent to the cemetery.

- ***Building materials***

The local building materials include the use of red brick, rendered walls, clay or slate tiles. Any development should display a similar character.

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

There is a small area of allotments within a narrow triangular segment of land to the west of the Parcel, which separates the Parcel from the A6. This should either be retained as allotments or incorporated as part of the green treed frontage to the development. Open space provision should be centrally located, preferably associated with and connected to the cemetery.



**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 2.01Ha

Land Parcel No = 29

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

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

**Overall Capacity Range = Medium-Low**

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

### **Land Parcel No = 29**

#### **General Commentary**

- Parcel 29 is located on a small area of land immediately east of the settlement. The Parcel is predominantly defined by its land use as a Kibworth Cemetery and associated landscape features. The cemetery is set on the valley slopes of the local tributary of Langton Brook. Grassland, grave plots and mature trees define the character of the Parcel. The trees are a mixture of species, from the characteristic Yew and large spreading lime and Horse chestnut trees to more exotic species such as cedars. Hedges and clipped shrubs along the perimeter provide some visual cohesiveness to what is largely a random arrangement of trees.
- The vegetation provides a good sense of enclosure and helps provide a more secluded and tranquil location on the edge of the settlement. The narrow western boundary is shared with the A6 and has a more open frontage, enabling views into the cemetery from the road and adjoining properties.
- The cemetery is well managed, with a varied character, and important local community facility that appears to be well used. There are no detractive features.
- The location of the cemetery on a largely undeveloped part of the north-eastern valley slope, reduces the extent of association with the existing urban fabric. However, the aspect of the valley slope towards the settlement and the visual connectivity between the two elements provides some moderate association with the urban fabric.

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

This Parcel has a Medium-Low capacity for development. Due to the current land use and importance as local facility, it is not considered suitable for development and is considered to be very unlikely to come forward as a development option in the future.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 36.46Ha

Land Parcel No = 30

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		0	0	3	2	0	13
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	6	3	0	24
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	6	3	0	29

**Overall Capacity Range = Medium-Low**

## **Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

### **Land Parcel No = 30**

#### **General Commentary**

- Parcel 30 is located on large expanse of land to the east of the settlement. The Parcel is set on the upper valley slopes of the local tributaries of the Langton Brook, but separated from the urban fabric of Kibworth Harcourt, with little visual association. The land to the north of the Parcel is particularly isolated and remote from the settlement with almost no visual association. The most elevated parts of the Parcel, on the valley top slopes, have panoramic views over the wider landscape, enabling views of the Parcel from distant locations. The fields to the south are set on landform that slopes towards Kibworth Harcourt, providing a moderately closer physical and visual association.
- The character is defined by moderate sized arable fields set on the rolling valley sides. The fields are enclosed by moderate to tall hedgerows with scattered hedgerow trees, typically ash. The landscape exhibits a moderate character in good condition.
- The Parcel provides a backdrop and skyline to the settlement.
- The land of the Parcel forms part of the intervening landscape between Kibworth Harcourt and Tur Langton, and if developed would have a moderate impact on coalescence.

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

This Parcel has a Medium-Low capacity for development. The Parcel is considered to be unsuitable for development due to its greater sense of remoteness, the visibility of elevated sections of the Parcel over a wide extent, the adverse influence on coalescence and the limited scope for mitigation.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth Lutterworth Lowlands

Size = 10.53Ha

Land Parcel No = 31

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	<b>Sub Total</b>		0	0	2	2	0	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		1	2	0	2	0	17
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	4	0	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	1
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	2	2	4	0	32

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 31

#### General Commentary

- Parcel 31 is situated on the eastern edge of Kibworth Harcourt. The Parcel forms a fringe area of the Lutterworth Lowlands LCA, set on the lower valley slopes of the local tributary of Langton Brook, adjacent to the urban edge. The landscape is characterised by small pastoral fields of grazed grassland, enclosed by mainly tall hedgerows with mature hedgerow trees or medium height clipped hedges with a few trees of variable height and condition.
- The Parcel is more open to the south-east becoming progressively more enclosed to the north-west, with the field furthest to the north-west having views into and out notably restricted by tall hedgerows along all boundaries.
- Ridge and furrow forms a well-defined feature of the field to the south-east, with some evidence within the adjoining field to the north.
- There is a clear division of the existing settlement and the Parcel, formed by the A6, which creates a well-defined linear boundary to the current urban fabric. However, the valley landform retains the relationship of the Parcel to the urban setting, with the slope aspect facing towards Kibworth Harcourt. The association with the urban form is further emphasised by the orientation and shape of the fields. Consequently, there is a close visual association with the urban fabric.
- There are open views from the A6 and the neighbouring Kibworth Business Park and residential properties, in which the Parcel provides a semi-rural setting and backdrop to the east of the settlement. This semi-rural setting forms a local distinctive aspect to this part of Kibworth Harcourt, although restricted in extent to the local valley.
- Along the A6 there are some rather dilapidated former BT premises at 68 Harborough Road (A6), and a further large detached house within the north-western part of the Parcel, these are the only developments on the north-east side of the A6 within the Parcel. The two houses are largely well contained by hedges and trees, but the former BT premises have open boundaries, which creates a detractive feature within the Parcel.

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

This Parcel has a Medium capacity for development. The good visual association of the Parcel with the existing urban form and visual containment of the landform, with a good scope for mitigation makes the Parcel suitable for moderate scale development. Development potential could be either residential or small scale business or commercial units or for use as public open space. However, there would be a loss of a moderately attractive semi-rural backdrop and setting to this part of Kibworth Harcourt. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedgerows and trees form a valuable landscape feature, often seen on the skyline. These features would help define and integrate future development with the remaining rural landscape. Sections of hedge or trees in poor condition should be managed and enhanced or removed and replaced.
- ***Important views to be retained***  
There are no important views, but visual presence from the A6 is an important consideration.
- ***Retention of existing routes through the site***  
The existing public footpaths through the Parcel should be retained on their current alignment and integrated as part of the public open space provision or green infrastructure, or diverted to enable the

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

most suitable layout. The latter option would need to ensure an adequate width of green space, passive surveillance and positive association with built frontages.

- **Ground modelling**

It is expected that there will be the need for some earthworks due to the valley slope location. Alignment of streets and properties to follow the grain of the landform will help reduce the extent of earthworks required.

- **Additional planting**

Careful consideration should be given to the treatment of the A6 frontage to create a sympathetic and appropriate visual interrelationship. The objective should be to retain a green treed frontage to the A6, with houses set back from the road. Due to the greater visual prominence of housing on the valley slope, wide street verges should be provided with space for planting medium sized street trees. Boundaries with the retained rural setting should be reinforced with further woodland belts and copses.

- **Maximum building heights**

Houses and commercial/business units should be limited to a height of two storeys, similar to the existing situation to the opposing side of the A6.

- **Development layout**

Good vehicular access into the Parcel is available from the A6, subject to meeting highway requirements. Consideration should be made to ensuring effective pedestrian and cycleway crossing of the A6. Layout should follow the grain of the landform, with a higher quality houses or units along the frontage with the A6.

- **Building materials**

Building materials include red brick, rendered walls, clay or slate tiles.

- **Open space provision and green infrastructure**

Open space and green infrastructure provision will form an important element in retaining an attractive and green backdrop to the eastern part of the settlement and visual setting of the A6. A greater level of green infrastructure provision than would typically be required, combined with well designed buildings, would help provide an extension that could provide a beneficial urban character and integrate well with surrounding landscape.

**Rural Centres Landscape Sensitivity Appraisal (Kibworth)**

Landscape Character Area = Kibworth High Leicestershire

Size = 14.01Ha

Land Parcel No = 32

Surveyors = GF &amp; MW

Date Surveyed = 20/05/2014

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	3	1	0	16
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	7	1	0	28
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	0	7	1	0	33

**Overall Capacity Range = Medium**



## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

### Land Parcel No = 32

#### General Commentary

- The Parcel is situated on the far eastern edge of the settlement. It is set on the lower slopes of the tributary valley which gently slopes southwards towards West Langton Road which forms the southern boundary of the Parcel. The Midland Main Line railway and associated vegetation forms a prominent feature south of the Parcel.
- The Parcel consists of two relatively large arable fields. Conservation strips run along the inside of the fields and narrow roadside verges feature along West Langton Road and the A6 adjoining the Parcel.
- The Parcel is one of the few Parcels of land within the High Leicestershire LCA to form a moderate association with the built form of the settlement. This is due to this part of the Parcel bordering the A6 along the south west boundary, immediately adjacent to the eastern section of Kibworth Business Park. The remaining 3 boundaries border surrounding fields. The boundaries are semi-enclosed by hedgerows of various condition. Clipped hedgerows demarcate the south-western and western boundaries and tall dense hedgerow demarcate the northern and eastern boundaries, with the exception of an intermittent hedgerow along the north western corner of the eastern field. The division between the two fields is open to the north, with a tall dense hedgerow to the south. Located along the majority of the boundaries are a number of medium height hedgerow Ash and Willow trees.
- Views are generally contained to the valley, with little visual association with Kibworth, particularly from the eastern field of the Parcel. Public views stretch north and north-west from the two adjacent roads. Private views are possible from Kibworth Business Park as well as residential properties along the eastern edge the settlement.

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

This Parcel has a Medium capacity to accommodate development. This Parcel could be appropriate for either residential, or commercial development due to the proximity of Kibworth Business Park. However, it is recognised that the parcel has a limited visual association with Kibworth and should development take place in Parcel 31 then development within Parcel 32 could supplement this. Development is deemed to be more suitable in the western field of the Parcel, which forms a closer association with the existing built form, thus providing a more natural extension to the settlement. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***  
The existing boundary hedgerows and trees form a valuable landscape feature and often seen on the skyline. These features would help define and integrate future development with the remaining rural landscape. Sections of hedge or trees in poor condition should be managed and enhanced or removed and replaced.
- ***Important views to be retained***  
There are no important views, but visual presence from the A6 is an important consideration.
- ***Retention of existing routes through the site***  
There is no public access routes through the Parcel.
- ***Ground modelling***  
It is expected that there will be the need for some earthworks due to the valley slope location. Alignment of streets and properties to follow the grain of the landform will help reduce the extent of earthworks required.

## Rural Centres Landscape Sensitivity Appraisal (Kibworth)

- **Additional planting**  
Careful consideration should be given to the treatment of the A6 frontage to create a sympathetic and appropriate visual interrelationship. The objective should be to retain a green treed frontage to the A6, with houses or business units set back from the road. Due to the greater visual prominence of housing or business units on the valley slope, wide street verges should be provided with space for planting medium sized street trees. Boundaries with the retained rural setting should be reinforced with further woodland belts and copses.
- **Maximum building heights**  
Houses and business units should be limited to a height of two storey, similar to the existing situation to the opposing side of the A6.
- **Development layout**  
Vehicular access into the Parcel may be available from the A6, subject to meeting highway requirements. Consideration should be made to ensuring effective pedestrian and cycleway crossing of the A6. Layout should follow the grain of the landform, with a higher quality houses or units along the frontage with the A6.
- **Building materials**  
Any development should reflect the existing use of materials in Kibworth, this includes red brick, rendered walls, and clay or slate tiles.
- **Open space provision and green infrastructure**  
Open space and green infrastructure provision will form an important element in retaining an attractive and green backdrop to the eastern part of the settlement and visual setting of the A6 and West Langton Road. Green infrastructure provision, combined with well-designed buildings, would help provide an extension that could provide a beneficial urban character and integrate with surrounding landscape.