

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

Land Parcel No = 1 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 10.05Ha  
Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	0	1	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		2	0	0	0	3	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		2	1	2	0	4	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>			3	1	2	0	4	29

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 1**

#### **General Commentary**

- The Land Parcel occupies a prominent sloping site on the valley sides of Burton Brook. The north-east and south-west boundaries are formed of mature vegetation. Parcel 3, containing the LCC recycling depot, is situated beyond the vegetation on the north east boundary. The south eastern boundary of the site is formed by Burton Brook and the north-west is formed by Gaulby Road. There is a hedgerow adjacent the road for part of the boundary to the north, leaving the remaining part open to the road.
- The Parcel consists of one agricultural grass field used for grazing sheep. There is a site of a disused (sewage) 'works' in the south east corner probably associated with the former WWII Prison of war camp in Parcel 4. The field demonstrates evidence of ridge and furrow. There are scattered trees along the line of the Brook. The landscape is in moderate condition with a moderate strength of character.
- The prominent position of the Parcel makes it extremely open to public views. A public bridleway runs through the area roughly following the path of the north eastern boundary before crossing the brook before. Strong vegetation to the north east and south west encloses the site to these sides, but views from Gaulby Road and more distant views from the Harborough Road (B6047) are relatively open. There are no views to the Parcel from private properties.
- Built development would form limited associations with the Depot site to the north, but would be isolated from the main existing urban fabric of Billesdon. The Land Parcel is part of a strong rural edge to the village that presents rural character on arrival to the settlement. Development would not compromise any separation between Billesdon and surrounding settlements as there are none in close proximity.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Land Parcel's position on a prominent slope, its openness to views from the south and east and its relative isolation from the existing built development in the village, it is not considered appropriate to develop Parcel 1.

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

Land Parcel No = 2 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 2.95Ha

Date surveyed = 04/04/14

			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			✓			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		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		1	1	0	1	2	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	3	2	23
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	1	2	3	2	28

**Overall Capacity Range = Medium- Low**

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

### **Land Parcel No = 2**

#### **General Commentary**

- The Parcel occupies a wedge of land on the valley floor associated with Burton Brook. The Parcel lies to the south of Billesdon, separated from residential properties on Weare Close by Land Parcel 5. There is intermittent vegetation following Burton Brook on the northern boundary. The southern boundary is formed by a clipped hedgerow and taller vegetation forms the boundaries to the east and west.
- The Parcel consists of one larger linear field and a second smaller field to the north-east both currently used for grazing. There is one length of hedgerow dividing the two separate field units. The pasture and boundary trees and hedgerows are in moderate condition.
- Views into the site are variable with some obscured by intervening landform and vegetation. The fragmented hedgerow on the southern boundary does allow views in from the Harborough Road. The same is true for views from Gaulby Road to the north-west where scattered vegetation lining the Brook provides quite open views across the valley. However, a public bridleway and footpath follow the valley and the southern field boundary providing public views across the Parcel. A small number of residential properties on Weare Close will have glimpsed views of the northern part of the fields.
- The Parcel is in a location where built development would be isolated from the existing urban fabric and would be adverse to the existing character of the valley landscape. Any new development would not compromise any separation between settlements.

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

This Land Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Parcel's isolated position on the lower valley slopes and high visibility from the surrounding landscape it is not considered appropriate to develop Parcel 2.

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

Land Parcel No = 3 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 1.81Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary	✓					5
	<b>Sub Total</b>		1	1	1	1	0	14
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary	✓					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		3	3	1	2	0	34
<b>3.Landscape Value</b>	Designations	Secondary	1	0	0	0	0	5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			4	3	1	2	1	39

**Overall Capacity Range = High**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 3

#### General Commentary

- The Parcel occupies a sloping site on the edge of a small plateau to the south west of Billesdon. The Land Parcel is relatively well contained by mature native hedgerows and trees along each of its 4 boundaries. The Land Parcel is accessed by Gaulby Road which runs along the north-west boundary.
- The land use within this Parcel is currently commercial as the Leicestershire County Council Recycling Depot. There are a number of buildings and some equipment associated with this which can be seen through the vegetation in places. There are additional trees and scrub within the Parcel, dividing the depot into smaller zones. The Land Parcel was formerly part of a World War II Prisoner of War Camp with Land Parcel 4 that was vacated in 1947.
- Views into the Land Parcel are relatively limited. There are no public rights of way through the Parcel but a public bridleway is situated beyond the boundary hedgerow to the south west. Public access is also available to the heritage site to the north-east. Boundary vegetation and the woodland within Land Parcel 4 is sufficient enough to prevent any views into the Parcel from residential properties in Billesdon.
- Development within the Parcel would form limited associations with the existing urban fabric due to its location and the intervening woodland. However, there are some abandoned plots in Parcel 4 located next to the site and the area is already in commercial use with existing low rise buildings.

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

This Land Parcel is considered to have a High capacity to accommodate development. Given the existing use of the land as a storage yard and recycling depot, low rise commercial/industrial/open storage development is felt appropriate for this location. Any development should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The existing hedgerows and tree belts around all boundaries of the Parcel should be retained as screening for any development proposals.
- ***Important views to be retained***  
There are no specific views into the Parcel that need to be retained, but views from the adjacent wildlife site and Heritage Initiative Site to the south would need to be considered.
- ***Retention of existing routes through the site***  
There are no existing rights of way through the Parcel that need to be retained.
- ***Ground modelling***  
Localised ground modelling may be required to adjust the existing arrangement of land uses if the site was redeveloped in whole or part.
- ***Additional planting***  
Additional planting would be required along the south east and south west boundaries to contain development and reinforce separation from the open countryside.
- ***Maximum building heights***  
Existing buildings in this locality are generally 1-2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***  
Existing access to the site should be retained from Gaulby Road. Development could utilise the existing pattern of smaller pieces of land divided by vegetation.

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

- ***Building materials***  
Materials should be appropriate to the rural village context of the Land Parcel. Built forms should be modest with the use of, neutral colours and materials.
- ***Open space provision and green infrastructure***  
A strong green buffer should be retained separating the development from the wildlife pond to the south east

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

Land Parcel No = 4 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.31Ha  
Date surveyed = 04/04/14

			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				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	1	3	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		1	1	3	4	0	26
<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	4	1	27

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 4**

#### **General Commentary**

- The Parcel is located on sloping land to the south-west of Billesdon. The boundaries of the site are mainly delineated by mature trees and shrub planting, with a native hedgerow to the south-west corner. The Land Parcel wraps around the south and east boundaries of Parcel 3. Gaulby Road is situated to the north-west of the Parcel, with a mature band of vegetation running alongside.
- The land use is predominantly public open space with one empty plot in the northern corner. Land Parcel 4 together with Parcel 3 were previously used as a prisoner of war camp in the WWII initially for Italian and later German soldiers. Remnants of the hut foundations are still present as is a concrete base pool that is now part of a local wildlife area. There is a circular walk around the pond and through mixed native woodland. Some mature Ash and Sycamore were planted in the early 1970s and there has been more recent underplanting with Hazel, Blackthorn, Wild Cherry and Goat Willow. The area received a grant as part of a Local Heritage Initiative and is managed by Billesdon Wildlife.
- The Parcel has public access throughout but is relatively well screened from external views by boundary vegetation. From inside the Parcel one can see into the depot to the south east and glimpsed views of the residential edge of Billesdon beyond adjoining Parcel 5. There are residential properties in the south of Billesdon that face towards the Parcel or across at slightly oblique angles that would have filtered views to the site.
- The empty plot in the northern corner would form some moderate associations with residential properties on Gaulby Road but the majority of the Parcel is separated from the urban fabric of Billesdon.

#### **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 local heritage value as a former Prisoner of War camp, the wildlife pond and the use as public open space it is not considered appropriate to develop Land Parcel 2.

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

Land Parcel No = 5 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 5.24Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	3	0	0	13
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		✓				4
	<b>Sub Total</b>		2	1	0	0	2	16
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		2	2	3	0	2	29
<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>			2	3	3	0	2	33

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 5

#### General Commentary

- The Parcel occupies a sloping site to the south-west of Billesdon. The Parcel is partially contained by vegetation with a strong fringe of mature trees and shrubs on the western boundary and for much of the eastern boundary adjacent residential properties on Weare Close. There is a fragmented hedgerow forming the field boundary to the southern boundary. To the north, bounding the rear gardens of houses on Gaulby Road there is a clipped hedgerow with intermittent mature trees.
- The land use within the Parcel is pasture for sheep grazing. The field is divided in two across the centre from east to west by a fragmented tall native hedgerow and intermittent trees. A small triangle of land is separated from the rest of the Parcel in the south western corner by Burton Brook. There are no built forms within the Parcel at present, although overhead telephone cables follow the line of the internal hedgerow. There is a field gate to the north-west corner providing farm access from Gaulby Road.
- The Parcel is very open to view with a public footpath running across the site from Weare close, down the slope into the valley. The footpath crosses Burton Brook close to the south west corner and follows the Brook into Parcel 2. The sloping aspect of the site makes it open to views on arrival to Billesdon from the elevated section of Rolleston Road to the south east. The Parcel is overlooked by houses on Weare Close, Vicarage Close and Gaulby Road although some of these views would be screened by vegetation.
- The Parcel has a good relationship to the existing built edge of Billesdon with potential access to the site from Weare Close, although the change in level at this potential access point would need to be addressed. Any development would form associations with the modern housing to the southern edge of Billesdon and would be sufficiently enclosed by the existing landform so as not to harm the historic setting of the village Conservation Area. However, the Parcel can be seen on the approach to the village from Rolleston Road and potential development should not adversely affect these views towards Conservation Area and church.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the residential context of the Parcel, the nature of the roads and topography in the surrounding area, commercial development would not be suitable in this Land 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 mature vegetation along the edge of adjacent residential development and the wildlife/heritage site should be retained and enhanced where possible to create some enclosure to development. The internal hedgerow dividing the site in two could be retained where appropriate.
- ***Important views to be retained***  
There are no specific internal views within the Parcel that need to be retained. However, the external view from south-east on Rolleston Road would be affected, and so the layout should be sympathetic to this approach to the village.
- ***Retention of existing routes through the site***  
The public footpath running from the neighbouring residential area across the site to the valley should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

- **Ground modelling**  
Some gentle, low level ground modelling could be used in this location to help development fit within the surrounding landscape. Levels would also need to be addressed to form a suitable access route.
- **Additional planting**  
Additional planting would be required along the southern, eastern and northern boundaries to contain proposed development and reinforce separation from the open countryside to the south and soften the impact of development on existing residential properties in the locality.
- **Maximum building heights**  
Existing residential properties within the immediate vicinity of this Land Parcel are 1-2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**  
Access to any potential development in this Parcel could be from Weare Close where there is already provision and where this would form a natural extension to the existing residential development. The layout should reflect the village context of the Parcel. However care should be taken to not adversely affect the setting of the neighbouring Conservation Area either at close proximity or as seen from Rolleston Road to the south,
- **Building materials**  
Buildings in the vicinity of Land Parcel 5 generally date from 20th century. However, there are vernacular features/styles within the historic core of Billesdon that could be reflected in any proposed development.
- **Open space provision and green infrastructure**  
The existing wedge of open space to the adjacent site to the south east of the site could be extended into the lower part of the Parcel along the Burton Brook to provide some separation from the adjoining open rolling countryside.

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

Land Parcel No = 6 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.84Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	4	0	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		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	2	0	15
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		1	0	6	2	0	27
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	0	6	2	0	32

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 6

#### General Commentary

- The Parcel occupies an undulating, triangular piece of land to the south entrance of Billesdon village. The Parcel rises steeply to the south with an elevated slope providing enclosure to the lower part of the Parcel in wider views. The flatter northern corner of the Land Parcel is contained by a good tree belt and hedge along Rolleston Road. The remaining boundaries are formed by low clipped hedgerows that separate the field from adjoining Parcels 5 and 7. A few individual mature trees are present along these hedgerows. An area of open space outside the Parcel to the north-west separates the Parcels from residential properties on Weare Close.
- The land use within the Parcel is currently grazed pasture. It is composed of a single field with post and rail fencing and field gate access in the south east corner from Rolleston Road. There are no built forms within the Parcel at present.
- The Parcel is relatively open to public views. There are no public rights of way through the Parcel but the elevated landform to the south allows open views from Rolleston Road. Views from the south take in the built form of the existing village which includes the church beyond and the wooded skyline of Billesdon Coplow on the far horizon to the north. A public footpath running across Parcel 5 also allows views across the site. There are also views across the Parcel from the rear windows of properties on Weare Close.
- Any development within the Parcel would form moderate associations with built development to the southern edge of Billesdon. However, this is reduced by the area of open space to the south of Weare Close, which forms a soft edge and the relative distance from the main core of the village.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the location of the site on the edge of the village and adjacent to residential development any new development should be contained to the north and north-west part of the site on the lower slopes and set back from the more elevated areas to the south across which there are views towards the church, Conservation Area and wider views towards the undulating landscape north of the village.

- ***Retention of existing landscape features and vegetation***  
The mature roadside tree belt along Rolleston Road that provides visual containment should be retained as far as possible. Forward visibility sightlines should minimise any loss if this were selected for access point. Clipped boundary hedgerows should also be retained.
- ***Important views to be retained***  
Views within the Parcel that need to be retained include the more elevated views from the south across to the church and wider countryside to the north.
- ***Retention of existing routes through the site***  
There are no public footpaths running through this Parcel.
- ***Ground modelling***  
Some low level ground modelling could be incorporated on the lower slopes to help development fit within the surrounding landscape. Should development rise to the south-west then more ground modelling would be required although this option is not favoured.

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

- **Additional planting**  
Additional planting would be required along the southern boundaries to contain proposed development and reinforce separation from the open countryside to the south and soften the impact of development.
- **Maximum building heights**  
Existing residential properties within the immediate vicinity of this Parcel are 1-2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**  
Access to any potential development in this Parcel could be from Rolleston Road. Alternatively the site could be served through Parcel 5 off Weare Close as part of a larger development. However, care should be taken to not adversely affect the setting of the stream/water course to the north-west boundary. Development should comprise a relatively small area based around and possibly fronting the open space to the north-west.
- **Building materials**  
Buildings in the Weare Close development north of Parcel 6 date from the early 21<sup>st</sup> century with the site previously been occupied by large warehouse buildings. However, there are vernacular features/styles within the historic core of Billesdon that could more effectively be incorporated and reflected in any proposed development.
- **Open space provision and green infrastructure**  
The existing wedge of open space on the adjacent site to the north of the site could be extended into the north-west boundary along the Burton Brook. The more elevated land to the south could also be retained as a larger area of open space with views towards the village and wider countryside around.

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

Land Parcel No = 7 - Billesdon

Size = 2.61Ha

Landscape Character Area = Billesdon High Leicestershire

Surveyors = JB, IJ

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		1	1	0	1	2	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	3	2	2	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	3	2	2	29

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 7**

#### **General Commentary**

- The Parcel occupies a sloping strip of land to the south of Billesdon village. The Parcel forms an extension of the higher ground from the adjacent Parcel 6. The Parcel is separated from surrounding fields by low clipped hedgerows and scattered mature trees which form all four boundaries. The low hedgerows are fragmented in parts and form limited enclosure to the Parcel.
- The Parcel is composed of a single grass field currently grazed by sheep. There is a post and rail fence and field gate providing access from Rolleston Road to the eastern corner.
- The elevated position of the land makes it sensitive to views on arrival and leaving the village from Rolleston Road. The limited vegetation cover allows open views across the Parcel from a wide area although there are no public rights of way through the site. The Parcel is relatively well contained from views from residential properties with distant glimpsed views from some properties on Weare Close.
- The Parcel is separated from existing built edge of Billesdon by the sloping and undulating pasture in Parcel 6. Any development within the Parcel would be isolated and form no associations with existing development. Mitigation in this isolated location would be difficult to achieve.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the elevated landform of the Parcel, its visibility from a wide area and its isolation from existing built development within the village, it is not considered appropriate to develop Parcel 7.

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

Land Parcel No = 8 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 9.66Ha

Date surveyed = 04/04/14

			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				✓		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				✓		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					✓	1
	<b>Sub Total</b>		1	0	0	2	2	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		1	0	1	5	2	20
<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	1	6	2	22

**Overall Capacity Range = Low**

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

### **Land Parcel No = 8**

#### **General Commentary**

- The Parcel is centred on an elevated landform to the south east of Billesdon
- The western boundary of the site is formed by Rolleston Road from where the land rises steeply between Home Farm and Kates Hill Farm where a steep bank rises from the road in the north-west corner with a stand of mature Hawthorn trees. The Parcel is comprised of fields to the north and south of Home Farm. To the north the land is more elevated and the Parcel is divided up by hedgerows of varying size and quality, into two fields. The larger field contains steep undulations with a high point known as Kates Hill. To the south of the farm buildings the Parcel contains a corner of a lower lying field. There is no physical boundary line to this southern edge but the land rises steeply away to the south east from the edge of the village at this point.
- The Parcel is predominantly pastoral land grazed by sheep. The boundary hedgerows are typically low and fragmented but include a number of mature hedgerow trees. There is widespread ridge and furrow which forms an attractive feature on the pastoral slopes. There are 2 houses within the Parcel and a number of agricultural buildings associated with Grange Farm. These buildings are 20th century in origin with little noteworthy vernacular features.
- The Parcel is very open to public views. A public footpath runs diagonally across the central field. The elevated position of the land provides attractive views across to the village church with a fringe of mature trees below the steeple, enclosing much of other built development in the settlement. There are also open views across the Parcel from Rolleston Road. The two existing residential properties within the Parcel and the existing houses on the west side of Weare Close have views to much of the Parcel. The smaller field to the north is more enclosed by vegetation and will be screened from residential views.
- The Parcel would form limited associations to the existing built edge of Billesdon due to steep ridge alongside Rolleston Road separating the Parcel from the village. The Parcel forms an important and attractive stretch of landscape encasing the built development within the settlement.
- The Parcel lies adjacent to the Billesdon Conservation Area to the north-west

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

This Parcel is considered to have a Low capacity to accommodate development. Given the elevated landform, the attractive landscape setting the Parcel provides adjacent to the Conservation Area and its strong character, it is not considered appropriate to develop Parcel 8. The corner of field to the south of the Parcel has a more appropriate landform for development but is slightly isolated from existing development and very open to views on arrival to the village.

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

Land Parcel No = 9 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 5.91Ha

Date surveyed = 04/04/14

			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				✓		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				✓		2
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				✓		2
	<b>Sub Total</b>		1	0	1	3	0	14
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		1	1	2	5	0	25
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	2	6	0	27

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 9**

#### **General Commentary**

- The Parcel occupies an undulating site to the east of Billesdon. The Parcel is divided by low clipped hedgerows of varying quality into two fields of small / medium size. The northern boundary is formed by Uppingham Road. There is a cemetery to the north east of the Parcel defined by mature ornamental trees and conifers. The smaller scale fields of Parcel 10 are positioned to the west, with the boundary marked by a small stream, varied hedgerows and some clumps of mature trees. To the east the Parcel is relatively open, with the boundary formed by fragmented low hedgerows.
- Parcel 9 is pastoral land grazed by sheep. It contains no buildings at present. Ridge and Furrow forms an attractive historical feature on the sloping fields which rise up to the south and south-east.
- A public footpath runs through a narrow alleyway leading from Brook Lane within Billesdon, across Parcel 10 and then diagonally across the two fields of the Parcel before running alongside the cemetery beyond the north east corner. This footpath provides relatively wide stretching views across the open pastures. There are attractive views to the edge of the village, the parish church and the Billesdon Conservation Area. The Parcel is visible in views from Uppingham Road to the north and in some views is also overlooked from land surrounding Kates Hill to the south. The Parcel is relatively well contained from views from residential properties with only occasional glimpsed views from the rear of houses on Brook Lane. The existing vegetation on the boundaries of these properties forms an effective screen in most cases.
- The Parcel is separated from the existing built edge of Billesdon by undulating landform and the fields within Parcel 10. It does not form a natural extension of the existing built area.
- The Parcel is located adjacent to the Billesdon Conservation Area and development within it would be likely to have an effect upon this designation.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the steep terrain in parts of the Parcel, its visibility from a wide area and its importance within the setting to Billesdon Conservation Area, it is not considered appropriate to develop Parcel 9.

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

Land Parcel No = 10 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.24Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	1	3	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	5	2	0	28
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	5	3	0	30

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 10

#### General Commentary

- The Parcel is located on lower valley slopes to the east of Billesdon village. The Parcel is divided up into a number of small scale fields by mixed ornamental and native hedgerows and trees. The western boundary of the site is delineated by boundary vegetation to the rear gardens of residential properties on Brook Lane and The Poplars. Parcel 8 is located to the south and Parcel 9 to the east. A mature woodland copse is located within the Parcel to the north and provides good enclosure from Uppingham Road which forms the northern boundary.
- The land use within the Parcel is currently a mix of semi-domestic areas adjoining private gardens and small scale paddocks. There are post and rail fences to some of the boundaries of the rear gardens with field gates accessing the site. Small clumps of ornamental shrub planting and small trees are present within the central field and there is a close association with the domestic gardens. The area of woodland to the north is designated a local green space in the Billesdon Neighbourhood Development Plan (awaiting referendum).
- Views into the Parcel are possible from a public footpath that crosses the southern part of the site from Brook Lane. The smaller paddocks and to the north are more contained from views with vegetation and the woodland copse to the north. The Parcel is moderately open to private views from the rear windows of overlooking houses which are a mix of detached modern and single storey 20th century units some located close to the Parcel.
- The Parcel would form some close associations with the existing urban edge of Billesdon. Access is considered possible from Uppingham Road to the north. However, surface improvements would need to be made and the close proximity of land to existing houses would be a constraint on any layout proposals. However, access opportunities to parts of the land parcel appear limited and the close proximity of land to existing houses is a constraint and would need to be mitigated.
- The Parcel lies adjacent to the Billesdon Conservation Area along its western boundary.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the location of the Parcel on the edge of the Conservation Area and the overlooked nature of the land, only a small amount of low density residential development would be appropriate in Parcel 10. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
The mature trees and clipped hedgerows along the boundaries of the Parcel should be retained to provide enclosure to development. The small groups of internal trees could be incorporated into any development proposals. The area of woodland to the north of the Parcel should also be retained.
- ***Important views to be retained***  
External views across the Parcel to the village Conservation Area from the north-west and west would need to be protected. Development would need to be positioned as to not encroach on the existing village skyline.
- ***Retention of existing routes through the site***  
The public footpath travelling east across the Parcel from Brook Lane would need to be retained.

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

- **Ground modelling**  
Some low level ground modelling could be used in this location to address areas of sloping land to the north and south and help development fit within the surrounding landscape. Levels would also need to be addressed to form a suitable access route.
- **Additional planting**  
Additional planting would be required on the eastern boundary to soften the visual impact of development on the edge of the village. Additional planting may also be required to strengthen the vegetation on the garden boundaries to existing residential development.
- **Maximum building heights**  
Existing residential properties within the immediate vicinity of this Parcel are 2 storeys high with some bungalows along Brook Lane. Any development within this Parcel should reflect these existing patterns.
- **Development layout**  
It is assumed that any development in this location would be accessed from Uppingham Road to the north of the Parcel. Development should be of a low density, similar in style to the detached houses with large gardens on Brook Lane and The Poplars. The adjacency with the Conservation Area should influence the proposed layout.
- **Building materials**  
Buildings in the vicinity of Parcel 10 are a mixture of modern housing with some more traditional features of stone houses with slate roofs as you come closer to the core of Billesdon village. There are vernacular features in properties in the Conservation Area that could be used as references in any proposed residential development.
- **Open space provision and green infrastructure**  
The area of woodland to the north of the Parcel should be retained and a green buffer incorporating trees on the eastern boundary could be provided to enclose the outer edge of the village. If the internal groups of trees are to be retained they could also be incorporated into open space provision.

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

Land Parcel No = 11 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 5.72Ha

Date surveyed = 04/04/14

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

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 11**

#### **General Commentary**

- The Parcel is located on a steep south facing slope to the north east of Billesdon. The northern boundary is formed by a dense strip of vegetation including some pines on the cutting slopes of the A47. The southern boundary is formed by the sinuous route of Uppingham Road. There is a tall line of mature trees following a track along the western boundary and a ditch and low scrub on the eastern boundary.
- The majority of the land within the Parcel is currently rough grassland. Existing built forms within the Parcel include a residential property and the Coplow Centre to the south-western corner. The Coplow centre has a hardstand tennis court and 2 storey building that serves as a multi-functional community centre for the village. The sloping land has been cut into to form this development leaving a steep vegetated bank to the rear of the buildings. A row of overhead telephone cables crosses the northern part of the grass field.
- There is a Public Bridleway running along the eastern boundary which provides views across the site. A surfaced track and public Bridleway also runs along part of the western boundary adjacent to the residential property, part of which forms the access road to the house. There are no views from the A47, but gaps in vegetation along the southern boundary allow views from Uppingham Road. The steeply sloping land is prominent in more distant views from the south at Kates Hill.
- The southern part of the field on lower ground would form some associations with the existing community centre. However, the remainder the Parcel is generally isolated from the built edge of Billesdon.
- The Parcel if developed would have a slight impact on the setting of the Billesdon Conservation Area.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the isolation from the built edge of the village, the visual prominence of the Parcel and the steeply sloping nature of the land, it is not considered appropriate to develop Parcel 11.

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

Land Parcel No = 12 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 2.31Ha

Date surveyed = 04/04/14

			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	✓					5
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		1	0	1	2	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary	✓					5
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary	✓					5
	<b>Sub Total</b>		3	1	1	0	0	22
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		4	1	2	2	0	34
<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>			4	1	2	3	0	36

**Overall Capacity Range = Medium-High**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 12

#### General Commentary

- The Parcel occupies an elevated landform to the north of Billesdon. The Parcel is divided into three by dense mature tree belts/hedges. The northern boundary is formed by a tree belt on the embankment of the A47 with conifer trees in the mix providing year round enclosure. The eastern and western boundaries are also formed by strong native hedges/ tree belts. To the south of the Parcel are residential properties adjoining Long Lane and High Acres. Long Lane is narrow with houses fronting onto the road.
- The three field units within the Parcel are grass paddocks with horses and a small agricultural shelter in the eastern field. There is an open storage area to the south-west corner.
- Views into the Parcel are extremely limited. There are no public rights of way through the Parcel but there is access to neighbouring Parcels 11 and 13. Strong vegetation on the Parcel boundaries prevents the majority of views in. First floor windows of houses to the top of High Acres would possibly have views into the Parcel where vegetation is weaker to the south east corner.
- The Parcel would form moderate associations with the existing built edge of Billesdon, although access would be relatively difficult overcoming level changes and working around existing development.
- The Parcel falls partially within the Billesdon Conservation Area on the southern boundary which is a constraint to the character of any development.

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

This Parcel is considered to have a Medium-High capacity to accommodate development. Given the residential context of the Parcel, the nature of the roads and topography 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 mature vegetation along the boundaries of the Parcel should be retained to provide enclosure to development. The central internal hedgerow dividing the site, should be retained where appropriate.
- ***Important views to be retained***  
Views into the Parcel are currently fairly limited and the land is well contained in the wider context of the village by dense boundary vegetation.
- ***Retention of existing routes through the site***  
There are no routes through the site which would need to be retained.
- ***Ground modelling***  
Some low level ground modelling could be used in this location to address areas of steeply sloping land to the east and help development fit within the surrounding landscape. Levels would also need to be addressed to form a suitable access route.
- ***Additional planting***  
The Parcel is currently well contained by vegetation but additional planting would be required along the southern boundary to provide separation from existing residential properties on Long Lane and High Acres.
- ***Maximum building heights***  
Existing residential properties within the immediate vicinity of this Parcel are 2 storeys high with some bungalows along High Acres. Any development within this Parcel should reflect these existing patterns.

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

- ***Development layout***  
It is assumed that any development in this location would be accessed from Uppingham Road to the south east of the Parcel. The adjacency with the Conservation Area should influence the any development layout proposed.
- ***Building materials***  
Buildings in the vicinity of Parcel 12 are a mixture of modern housing with some more traditional features of stone houses with slate roofs as you come closer to the core of Billesdon village. The properties along Long Lane all lie within the Billesdon Conservation Area. There are vernacular features in properties surrounding the village green and the older properties on Long Lane that could be used as references in any proposed residential development.
- ***Open space provision and green infrastructure***  
Areas of steeper slopes and buffer zones adjoining the A47 should be maintained as open space to help assimilate the site on the outskirts of the village.

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

Land Parcel No = 13 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.85Ha

Date surveyed = 04/04/14

			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				✓		2
	<b>Sub Total</b>		0	1	0	3	0	10
<b>2a.Visual Factors</b>	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
<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	1	0	6	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	1	0	7	1	24

**Overall Capacity Range = Low**

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

### **Land Parcel No = 13**

#### **General Commentary**

- The Parcel is located on an elevated ridge to the north of Billesdon. The Parcel is divided up by a hedgerow of varying size and quality and a post and rail fence into three medium sized units. The A47 is situated to the north of the Parcel with a strong mixed deciduous and evergreen tree belt. The eastern boundary is formed by a strong hedgerow that separates the Parcel from Parcel 12. The western boundary backs onto the rear of three detached properties that front Coplow Lane the most northerly of which has an elongated garden/plot that runs up to the junction with the A47. The southern edge of the Parcel is formed by boundary vegetation to the rear gardens of properties on Long Lane, Coplow Lane and White Hart Close.
- Parcel 13 contains pastoral fields grazed by sheep and a cricket ground. There are areas of ridge and furrow in the north-west field and some earth mounding associated with local archaeological features in the north-east field. Noise from the A47 is noticeable in the Parcel, although it is visually screened.
- The cricket ground is enclosed by housing on three sides and has a post and rail fence to the north and east sides. It is accessed by a narrow track off Coplow Lane and there is a small car park. The cricket pavilion is a simple red brick building with limited features.
- A public footpath crosses the north east field running diagonally from Long Lane to an access point from the A47. This path provides open views across the Parcel. The elevated position of the Parcel allows fine views back to the Billesdon Conservation Area with the church steeple visible on the horizon. There are open views from individual houses to the south of the Parcel.
- Any development within the Parcel would have limited associations with the existing built edge of Billesdon due to the steep terrain in the northern fields and the limited access opportunities to the Parcel. The cricket pitch is designated local green space in the neighbourhood plan so it is unlikely that this would be developed, unless an alternative, and equally or more suitable site was found.
- The Parcel adjoins the Billesdon Conservation Area to the south-east corner where there is a narrow but steep point of access.

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

This Parcel is considered to have a Low capacity to accommodate development. Given the steep terrain of the Parcel, the existing part use as a cricket pitch, its archaeological features and its visibility from residential properties, it is not considered appropriate to develop Parcel 13.

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

Land Parcel No = 14 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 9.46Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	2	1	1	9
<b>2a.Visual Factors</b>	Openness to public view	Secondary					✓	1
	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	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	4	2	21
<b>3.Landscape Value</b>	Designations	Secondary	✓					5
	<b>Sub Total</b>		1	0	0	0	0	5
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			2	0	2	4	2	26

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 14**

#### **General Commentary**

- The Parcel is located on a prominent steep slope to the north-west corner of Billesdon. The Parcel is divided into fields of varied size by relatively poor fragmented hedgerows and limited tree cover. A gappy hedgerow forms the western boundary. The remaining boundaries are formed by roads and low hedgerows alongside with the A47 to the north, Leicester Road to the south and Coplow Lane to the east. In the south east corner the Parcel wraps around the rear gardens of houses on Leicester Road and Coplow Lane. There is no physical boundary between Parcel 14 and Parcel 15 but the boundary follows a line between the existing built forms and the break of slope.
- The land use within the Parcel is a mix of arable and pasture. Ridge and Furrow forms an attractive feature upon the elongated field alongside the western boundary. There is a small field in the north-west corner that has field gate access from the A47. This is currently grazed by sheep and the larger field on the eastern side is currently arable. There are no existing buildings within the Parcel.
- There are extensive views into this Parcel from the A47, Coplow Lane, Leicester Road and areas further to the north and north-west due to the elevated open nature of the land. A public footpath runs across the largest field from a narrow entrance off Coplow Lane traveling in a north-west direction towards the A47. This path provides views across the very open Parcel. There are open panoramic views from the Parcel across rolling rural landscape of High Leicestershire to the north-west.
- The Parcel would only form limited associations with the existing built edge of Billesdon due to the sloping terrain and separation from the main centre of the village. Development running down to the A47 would introduce an overly urban character to the rural setting and beyond the core of the existing settlement.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the importance of the landscape in this Parcel providing a strong rural edge in the context with the village character and its visibility from a wider area due to the steeply sloping and open character, it is not considered appropriate to develop Parcel 14.

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

Land Parcel No = 15 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 0.88Ha  
Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			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	2	4	2	0	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>			1	2	4	3	0	31

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 15

#### General Commentary

- The Parcel occupies a relatively flat site on the lower slopes of an elevated landform to the north-west corner of Billesdon. Enclosure of the Parcel is mixed. The Parcel has residential development to the east, west and south. To the north, the Parcel there is no physical boundary within the field but the boundary connects two properties to either side and also marks a break of slope on the plateau to the sloping the not the land to the north. There is a strong hedgerow with trees to the western and southern boundaries formed by planting on garden boundaries to existing properties. The eastern boundary is formed by the edge of gardens to properties accessed via Coplow Lane, this comprises clipped hedgerows and some individual ornamental trees. Leicester Road is situated on the southern boundary, there are houses corresponding with the bend in the road. However, part of the road directly borders the Parcel.
- The land use within the Parcel is currently arable and is the upper flatter part of a larger scale field occupying most of Parcel 14.
- A public footpath runs along the eastern boundary of the Parcel providing some public views. There are also glimpsed views into the Parcel from Leicester Road, although these are restricted by boundary vegetation and built development. To the northern side, views into the Parcel are restricted by landform. Attractive panoramic views looking from the Parcel encompass open countryside to the north with elevated wooded forms of Billesdon Coplow and Botany Bay Fox Covert forming features on the skyline. There are some close views into the Parcel from adjacent overlooking houses.
- The Parcel has a good relationship to the existing built edge of Billesdon and any proposed development should be broadly in keeping with the existing development pattern. However, the Parcel is adjacent to the Billesdon Conservation Area to the south-east boundary.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the residential context of the Parcel, and the nature of roads in the surrounding area, commercial development would not be suitable in this location. 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***  
Existing vegetation within this Parcel is relatively limited, but mature hedgerow trees and small stretches of hedgerow along Leicester Lane should be retained if appropriate.
- ***Important views to be retained***  
The effect of built form on the skyline from the north towards the village should be carefully considered, as should the open views of extensive countryside to the north.
- ***Retention of existing routes through the site***  
The public footpath that runs along the eastern boundary of Parcel should be retained if the Parcel were developed.
- ***Ground modelling***  
Ground modelling would not be appropriate in this location.
- ***Additional planting***  
Planting would be required to visually contain any development a provide separation from the open arable landscape within Parcel 14 to the north.

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

- **Maximum building heights**  
Existing residential properties within the immediate vicinity of this Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**  
Development could involve a medium to low density development with rear gardens, similar in layout to existing neighbouring properties on Leicester Road and Coplow Lane. Access would be via the gap in the existing houses on Leicester Road which partially fronts the Billesdon Conservation Area. Building lines to the north should not extend beyond existing properties so as not to encroach on the open rural skyline to the northern edge of Billesdon.
- **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 Billesdon to ensure sympathetic materials on the skyline.
- **Open space provision and green infrastructure**  
A green buffer should be in place on the northern boundary of the Parcel to enclose the built edge of Billesdon. This could be included as part of the boundary/garden planting and similar to neighbouring properties.

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

Land Parcel No = 16 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 4.98Ha

Date surveyed = 04/04/14

			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			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			✓			3
	<b>Sub Total</b>		1	0	3	0	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	0	7	0	1	27
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	0	7	1	1	29

**Overall Capacity Range = Medium-Low**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 16

#### General Commentary

- The Parcel is located on sloping land on the western entrance to Billesdon village from Leicester Road. Enclosure to the Parcel is of varying size and quality, with a mix of hedgerows and mature trees. The northern boundary of the Parcel is formed by Leicester Road. The southern boundary follows the route of Billesdon Brook with a relatively strong riparian tree belt alongside. Vegetation on the eastern boundary is also relatively strong with a number of mature trees and encloses some of the built edge of Billesdon. Residential properties on West Lane, Knights Close and Turnbull Close lie beyond this boundary, some of which are visible from within the Parcel. Adjacent to the eastern boundary lies Muddy Lane, which is recognised as a local heritage feature in the Billesdon Neighbourhood Plan. On the western boundary is a post and rail fence with fragmented hedgerow. The Parcel is divided in half from north to south by a fragmented mature hedgerow. There is a smaller scale field to the south east corner that belongs to Land Parcel 17.
- Parcel 16 is predominantly pastoral land grazed by sheep. There is a small cluster of agricultural outbuildings and shelters located next to the central hedge. Ridge and Furrow is retained on some of the pastoral slopes.
- The site is very open to views from Public Rights of Way and roads. Low clipped and laid hedgerows alongside Leicester Road allow views across from the north. A Byway open to all traffic runs along the eastern boundary, this is also part of the Billesdon Village Historic Trail. A public Footpath also runs close to the southern boundary and Billesdon Brook, extending from a paddock in Parcel 17 and travelling west to Frisby following part of the route of the Brook. A second Public Footpath runs from a gate to Leicester Road next to the central hedge, diagonally across the north east corner of the Parcel and joins up with the Byway and Turnbull Close. There are some private views into the Parcel although nearby development to the east has been situated on the lower sloping land so that only roof tops are visible in distant views. There are attractive cross village views towards the church and Kates Hill looking east where the elevated landform of Parcel 8 to the south east encloses development in the village with rolling landscape and vegetation.
- Development within the Parcel would form some moderate associations with the existing built edge of Billesdon, although the containment by vegetation, presence of public rights of way and constrain it being a natural extension.
- The Billesdon Conservation Area follows the western edge of Muddy Lane

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. The location of the Parcel is an important rural gateway to the village, adjacent to the Conservation Area and with attractive cross village views to the church and Kates Hill and the local heritage importance of Muddy Lane. The scope for development is therefore considered limited in Parcel 16.

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

Land Parcel No = 17 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.15Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	1	2	1	0	12
<b>2a.Visual Factors</b>	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		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	5	2	0	28
<b>3.Landscape Value</b>	Designations	Secondary				✓		2
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1	1	5	3	0	30

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 17

#### General Commentary

- The Parcel is located on gently sloping land in the lower valley of Billesdon Brook, to the west of the centre of Billesdon. The Parcel is formed of a series of small scale paddocks that wrap around the rear of residential streets close to the centre of the village. Billesdon Brook crosses the Parcel in the northern most paddock which is separated from Parcel 16 by a fragmented hedgerow and post and rail fence. The Parcel is relatively well enclosed tall hedgerows and mature trees on the boundaries of the individual fields. Parcels 18 and 19 are located to the west of Parcel.
- Land within the Parcel is predominantly used as pony paddocks with a sheep grazed pasture in the south-east corner. The enclosures are partly associated with nearby houses on Church Street and Church Farm and some form part of the domestic gardens. There is a stable and formal horse enclosure in the field that extends along the northern boundary of Parcel 19. There is a mix of mature hedgerows, trees and post and rail fences forming the boundaries of the paddocks and rear gardens.
- There is a public footpath that runs through the northern most paddock, slightly set back from Billesdon Brook. Muddy Lane also runs down part of the eastern boundary. These public rights of way allow some views of the Parcel. However, many of the small scale paddocks are enclosed from view by vegetation and have no public access. There are views into the Parcel from some properties along Church Street. The western edge of the Parcel is obscured from any private views.
- The Parcel has a close relationship to the existing built edge of Billesdon in terms of proximity but there would be limited access opportunities for proposed development.
- The Parcel runs adjacent to the western edge of the Billesdon Conservation Area and partially within it to the south-east at Church Farm. The parish church also lies really close to the Eastern boundary at Church Farm.

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

This Parcel is considered to have a Medium capacity to accommodate development. However, given the close proximity to a Conservation Area, the small scale character of the field units and existing mature vegetation to the field boundaries any proposed development would need to be of small scale residential development and sensitive to its context in the village. Development in this location would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***  
Vegetation on the Parcel boundaries and internally should generally be retained.
- ***Important views to be retained***  
The setting adjacent to the Conservation Area should be sensitively handled.
- ***Retention of existing routes through the site***  
The southern extent of Muddy Lane and a further footpath running along the Billesdon Brook both run through the northern part of the Parcel. These routes would both need to be retained and amenity protected.
- ***Ground modelling***  
Ground modelling would not be necessary or appropriate in this location. However, development should be set back from the course of the Billesdon Brook.

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

- **Additional planting**  
Localised additional planting may be required to supplement the existing strong network of vegetation within the Parcel.
- **Maximum building heights**  
Existing buildings in this locality are generally 1-2 storeys high. Proposals in this Parcel should be of a similar height.
- **Development layout**  
Development within the Parcel would be dependent on providing suitable access points. Due to the configuration of the Parcel suitable development is likely to comprise small scale or individual plots and there may be scope for conversions of suitable structures. Development is likely to comprise bespoke options. The adjacency with the Conservation Area which extends to the paddocks around Church Farm should be carefully considered.
- **Building materials**  
Materials should be appropriate to the rural/agricultural context of the Parcel and contain elements of vernacular features present in the Billesdon Conservation Area.
- **Open space provision and green infrastructure**  
The playground and school playing fields should be retained as open space provision for the village. The linear pasture containing ridge and furrow along the western boundary could also be retained as part of the rural character of the landscape on entrance to the village.

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

Land Parcel No = 18 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 3.48Ha

Date surveyed = 04/04/14

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	<b>Sub Total</b>		0	0	3	1	0	11
<b>2a.Visual Factors</b>	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary					✓	1
	<b>Sub Total</b>		1	2	0	0	2	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	2	3	1	2	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>			1	2	4	1	2	29

**Overall Capacity Range = Medium-Low**

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

### **Land Parcel No = 18**

#### **General Commentary**

- The Parcel is located on the gently sloping land and slopes around Billesdon Brook. The northern boundary of the Parcel is formed by the densely vegetated line of the Billesdon Brook. To the east the Parcel borders with the small scale paddocks of Parcel 17 with a post and rail fence and occasional trees. There are hedgerows of varied quality to the south and west. The land rises up slope to Parcel 19 on the southern side.
- Parcel 18 is a single pastoral field grazed by sheep. There is some evidence of ridge and furrow in the central part of the field. There is a spring in the field and some indented slopes in the north-west corner.
- There are no public rights of way running through the Parcel, although a public footpath runs adjacent the northern boundary through Parcels 16 and 17. Views into the Parcel from this path are available through gaps in the vegetation along the brook. There are some views to the higher ground of the Parcel from Gaulby Road to the north. These views take in the attractive rolling pastures the village Conservation Area. The Parcel is generally well contained from both public and private views with only potentially glimpsed views from houses on Church Street.
- The Parcel is isolated from the existing built edge of Billesdon and would not form associations with the existing urban fabric. Parcel 17 separates the site from the village edge and there are limited access opportunities to this Parcel.
- The Parcel is relatively close to the boundary of the Billesdon Conservation Area and development on this Parcel is likely to have a moderate impact on its setting.

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

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the isolation from the built edge of Billesdon, the limited access opportunities and the attractive views towards the edge of village across the Parcel from the north, and the limited scope to mitigate any development in keeping with character it is not considered appropriate to develop Parcel 18.

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

Land Parcel No = 19 - Billesdon  
Landscape Character Area = Billesdon High Leicestershire  
Surveyors = JB, IJ

Size = 2.60Ha

Date surveyed = 04/04/14

			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				✓		2
	Condition	Secondary		✓				4
	<b>Sub Total</b>		0	2	1	1	0	13
<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	2	4	2	0	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>			1	2	4	3	0	31

**Overall Capacity Range = Medium**

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

### Land Parcel No = 19

#### General Commentary

- The Parcel occupies north facing slopes on the south-western side of Billesdon. The southern boundary of the Parcel is formed by Gaulby Road. The road has a mix of dense vegetation and open post and wire fences running alongside it. To the east lies Church Farm and Billesdon Parochial Primary School. To the north the Parcel shares a boundary with Parcels 17 and 18. On the western boundary is a mature hedgerow separating the Parcel from a larger field of open pasture.
- Land use within this Parcel is a mix of recreation and grazed pasture. The pastoral land forms an 'L' shape with the north and west boundaries. Remnant areas of Ridge and Furrow are found on the sloping land. There is an access track leading to a large agricultural barn to the centre of the northern boundary. To the east of the 'L' shaped paddock is a playground and school playing fields belonging to the primary school, recognised as local green space in the Neighbourhood Plan. A mix of tall and low clipped hedgerows separates the two. The village playground is in relatively good condition and enclosed by mature vegetation. The school playground is also enclosed by vegetation and contains grass playing fields with a football pitch and a tarmac netball court.
- There are no public rights of way running through the Parcel. Mature vegetation contains parts of the land from view. From Gaulby Road the linear pasture along the western boundary is open to view, as is the relatively intrusive agricultural barn. The recreation land is well contained in these views and provides screening to the pastures behind. Parts of the Parcel are also visible in some views from public rights of way and Leicester Road to the north. There are some views to the Parcel from houses on Gaulby Road and Church Street.
- The school playing fields lie adjacent to the Billesdon Conservation Area. The school itself is located within the Conservation Area.

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

This Parcel is considered to have a Medium capacity to accommodate development. Given the close proximity to residential development and the village school commercial development would be much less suitable in Parcel 19. 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***  
Vegetation on the Parcel boundaries should be retained, as should clumps of trees and hedgerows surrounding the playing fields and playground.
- ***Important views to be retained***  
Rural approach to village from west should be protected and sensitively handled.
- ***Retention of existing routes through the site***  
There are no public rights of way through the Parcel that would need to be retained.
- ***Ground modelling***  
Large scale ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***  
Additional screen planting would be required along the northern boundary.
- ***Maximum building heights***  
Existing buildings in this locality are generally 1-2 storeys high. Proposals in this Parcel should be of a similar height.

## Rural Centres Landscape Sensitivity Appraisal (Billesdon)

- **Development layout**  
Development could make use of the existing access track and consist of a small cluster of houses on the lower ground to the north that is well contained by surrounding vegetation and landform. The adjacency with the Conservation Area to the east should be carefully considered.
- **Building materials**  
Materials should be appropriate to the rural/agricultural context of the Parcel and contain elements of vernacular features present in the Billesdon Conservation Area.
- **Open space provision and green infrastructure**  
The playground and school playing fields are protected as local green space. The linear pasture containing ridge and furrow along the western boundary could also be retained as part of the rural character of the landscape on entrance to the village.

