
Land South of Sacheverell Way, Groby

LVIA Appendix D:
Assessment of Landscape Value

Prepared on behalf of

Bloor Homes Ltd

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Value Factor	Evaluation
Natural Heritage	<p>The site comprises developed land and open farmland, in keeping with the characteristics of the 'Charnwood Forest Settled Forest Hills' Landscape Character Area.</p> <p>There are no notable geological, geomorphological or pedological features which contribute to a sense of place, although the site contains a few valued trees and hedgerows.</p> <p>The site and its immediate setting are considered to have a Medium value against this factor.</p>
Cultural Heritage	<p>The site does not contain any evidence of archaeological, historical or cultural interest which contribute positively to the landscape.</p> <p>The site and its immediate setting are considered to have a Low-Medium value against this factor.</p>
Landscape Condition	<p>The site contains mostly intact field margins and the majority of trees and hedgerows within the site are classed as being Category B (good), and all are protected by a Tree Preservation Order.</p> <p>The site and its setting are considered to have a Medium value against this factor.</p>
Association	<p>The site has no known associations with notable people, events or the arts. The site and its setting are considered to have No value against this factor.</p>
Distinctiveness	<p>The site is broadly reflective of its local character and is in reasonable physical condition, but does not have a particularly strong sense of place and does not contain particularly distinctive or rare features that convey a strong sense of identity.</p> <p>The site and its setting are considered to have a Low value against this factor.</p>
Recreational	<p>The Site is not crossed by any public footpaths.</p> <p>There are a few rights of way within the surrounding landscape to the west and north of the Site and several publicly accessible areas within the wider landscape of the Butler's Field Area of Open Space and Martinshaw Wood to the north. The Site itself provides little recreational value.</p> <p>The site and its setting are considered to have a Low value against this factor.</p>
Perceptual (scenic)	<p>People within the setting of the Site experience some pleasant views, notably to the west across the adjacent agricultural land and to the north west towards Martinshaw Wood. The landscape of the Site and its setting does not however comprise any strong aesthetic or scenic qualities, and there are detracting features perceivable in terms of residential built form along Sacheverell Way.</p>

	The site and its setting are considered to have a Medium value against this factor.
Perceptual (wildness and tranquillity)	<p>The Site's proximity to the A46 Leicester Bypass and the M1 Motorway, alongside other visual and/or audible detractors (e.g. residential built form, Mill Lane industrial estate) however mean it has a reduced sense of remoteness and tranquillity overall.</p> <p>The Site and its setting are considered to have a Low value against this factor.</p>
Functional	<p>The Site provides a function as Grade 3b (Good, but not BMV) agricultural farmland. It does not however contribute highly to the functioning of the landscape (including hydrological systems, soil carbon sequestration, habitats and the connection to nearby designated landscapes).</p> <p>The site and its setting are considered to have a Low-Medium value against this factor.</p>

Based on the above evaluation, the Site has a few elements that are of value and therefore it is concluded that the Site is of a **Low-Medium** overall value.