



DJOGS LTD
79 Green Lane
Pelsall Village
Walsall
West Midlands
WS3 4PD

tel: 07812640015 email: danielle@djogs.co.uk

Client:

Mr and Mrs Cordy
c/o Simon Cheshire Planning Ltd
34 Stanley Road
Market Bosworth
Nuneaton
CV13 0NB

Landscape and Visual Impact Assessment

Proposed New Dwelling

Land East of Hill Top Farm, Bosworth Road, Wellsborough, Leicestershire

Document No 1000.3 LVIA

11th December 2022

Consultants: Danielle Jeynes MA AMLI Landscape Architect

Richard Billingsley BSc (Hons) Ecology

CONTENTS

1.0 Introduction	5
1.1 Reasons for Landscape and Visual Impact Assessment and Scope	6
1.2 Methodology	6
1.3 Site Location	8
1.4 Site Description	9
1.5 Local and National Designations	15
1.6 Landscape Character Area	18
1.7 Hinckley and Bosworth Landscape Character Assessment (LUC 2017)	22
1.8 Sheepy parish Neighbourhood Plan (SPNP) (2018 to 2036)	25
2.0 Project Development	39
3.0 Screening	44
4.0 Scoping	44
5.0 Identification and Description of Receptors	44
5.1 Landscape Receptor Evaluation	44
5.2 Visual Receptor Evaluation	54
6.0 Mitigation	66
6.1 Landscape Receptor Areas	66
6.2 Visual Receptor Evaluation	67
7.0 Summary and Conclusion	68
7.1 Summary	68
7.2 Recommendations	70
7.3 Conclusion	71
APPENDIX A: REFERENCES AND ON-LINE SOURCES	72

DATE	REVISION NUMBER	REVISION DETAILS	AUTHOR	CHECKED	APPROVED
19.12.22	DRAFT	-	DJ/RB	RB	DJ
	ISSUED				

1.0 Introduction

At the request of Mr Simon Cheshire of Simon Cheshire Planning Ltd on behalf of the Clients, Mr and Mrs Cordy, a Landscape and Visual Impact Assessment has been conducted by DJOGS LTD on land at Land at Hill Top Farm, Bosworth Road, Wellsborough, Leicestershire in respect to planning application 21/01219/FUL (30th September 2021) to Hinckley and Bosworth Borough Council for 'Erection of single dwelling, stables and 132 photovoltaic panels (Off-grid hybrid passiv haus)' refused 29th September 2022. HBBC state four reasons for refusal:

- 1. The application proposes residential development in a prominent location outside of any defined settlement boundary and within the countryside on an area of landscape which positively contributes to the important rural character of the area. Built development in this location would detrimentally erode the countryside character identified by Neighbourhood Plan. The proposed development would have adverse impact on the landscape and visual character of the area and does not protect the intrinsic value, beauty and open character of this countryside location, contrary to Core Strategy Policy 12 of the Core Strategy, Policies DM1, DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and Policies S1, S8 and S10 of the Sheepy Neighbourhood Plan.*
- 2. The site is located within the rural area and this is not a sustainable location. It is isolated from any settlements and the Core Strategy does not direct housing growth to isolated countryside locations. This location would be heavily reliant on the use of the private car for trips to shops, services and work/school as the immediate area has no facilities. Therefore the proposal is contrary to paragraph 79 of the NPPF which states that housing should be located where it will enhance or maintain the vitality of rural communities. The harm identified through the unsustainable location of development is not outweighed by the Borough's lack of a 5-year housing land supply.*
- 3. The proposal has failed to adequately demonstrate that the site does not contain archaeological remains of significance and therefore the scale of harm and the effect on the significance of any non-designated heritage asset cannot be determined, contrary to Policy DM13 of SADMP and Paragraph 201 and 205 of the NPPF.*
- 4. The proposal for photovoltaic panels is contrary to the requirements of Policy S4 of the Sheepy Neighbourhood Plan as it is not going to be installed on previously developed (brownfield) or non-agricultural land. The panels would therefore have a significant detrimental effect on the character and appearance of the countryside.*

This LVIA has been commissioned by the applicants, Mr and Mrs Cordy in order to provide objective assessment of the likely impact of the proposed development and to inform the landscape design and layout change where the impact would be significant. It is understood that the document will be submitted in support of a resubmission or appeal.

Competencies and Experience

Danielle Jeynes MA, Landscape Architect, is an Associate Member of the Landscape Institute. She is a landscape ambassador for the LI and visiting lecturer at Birmingham City University delivering to MA students. Danielle is an experienced landscape architect; she has had her own practice for over ten years and has provided numerous Landscape and Visual Impact

Assessments as evidence for planning applications, appeals and public enquiries throughout the UK. Danielle is passionate about landscape and how it can have a positive impact on quality of life of people as well as on their health and wellbeing.

Richard Billingsley BSc (hons) Ecology has twenty-five years' experience as an ecologist and landscape manager including work in the second and third sector projects managing countryside and urban sites for conservation and people working with students, volunteers, and land managers. He has a keen eye for historic landscape features, geomorphology, and ecological value. Danielle and Richard have worked as a team for over ten years providing landscape design, appraisal and impact assessment nationally including numerous Landscape and Visual Impact Assessments for planning applications, appeals and as evidence at public enquiries.

1.1 Reasons for Landscape and Visual Impact Assessment and Scope

The objective of this LVIA is to provide the following outcomes:

- To identify landscape and visual receptors
- To identify likely Impacts on receptors
- To identify the likely beneficial and adverse effects of Impacts on the Receptors and assess their significance
- To provide guidance and recommendations to the design process based on these assessments

1.2 Methodology

Practice Guidelines

The methodology for assessing landscape and visual effects and terminology used throughout this document are based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013);
- Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity produced on behalf of the Countryside Agency and Scottish Natural Heritage.
- An approach to landscape sensitivity assessment – to inform spatial planning and land management. (June 2019) Christine Tudor, Natural England

Landscape assessment is concerned with the physical landscape in terms of features/elements that form the character of the landscape. Visual appraisal concerns available views their composition, number of people and groups of people viewing and their perception of the value of this amenity. The nature of landscape and visual assessment requires both objective

analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement and quantifiable factors wherever possible, and is based on GVLIA definitions.

Appraisal Methodology

a. Desktop Survey

A search of information regarding designations, landscape, history, planning history, biodiversity and mapping of the site and surrounding landscape. The purpose of the desktop survey was to both provide relevant background information and to inform the site survey method.

b. Site Survey

A site visit was conducted by Landscape Architect Danielle Jaynes and landscape ecologist Richard Billingsley on Sunday 25th September 2022 during which an investigation of the site and visual amenity was conducted. This included landscape condition and visual amenity of the site and surrounding landscape.

Scoping of the visual included views from the site and to the site from the immediate surroundings including nearby dwellings, footpaths, rights-of-way, and public highways. Views were photographed from all identified visual receptors looking towards the site unless otherwise stated. All photographs were taken on an automatic standard setting without use of filters or other augmentation. No photo editing has been conducted on any of the photographs used within this document

c. Impact Assessment

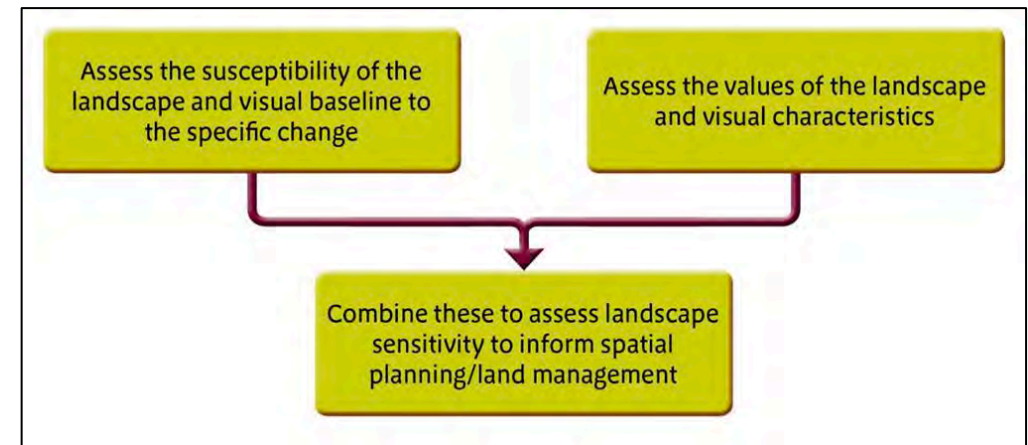
The collated information and survey data were appraised, and evaluation made using objective data and professional judgement. The sensitivity of Landscape and visual receptors identified during site and desktop surveys to the proposed development were assessed as below.

Where sensitivity and susceptibility of the landscape and visual characteristics are defined as:

Landscape Sensitivity Within the context of spatial planning and land management,

landscape sensitivity is a term applied to landscape character and the associated visual

resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.



Landscape Susceptibility *Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource.*

Significance of Impact The significance of impacts to landscape character and visual amenity for each component were calculated as a factor of the magnitude of impact (how much change) and sensitivity designated as nil, negligible, low, moderate, high, or very high. Magnitude is a factor of the scale of change, number of people impacted, and duration of that change. Significance of impact can be positive or negative where positive is a contribution to the landscape component and negative is a loss. Assessment includes summative impact of negative pressures.

d. Recommendations for Mitigation

Where the significance of impacts were assessed as negatively moderate, high or very high recommendations for further mitigation are made and impacts reassessed based on a mitigated scheme providing an assessed residual impact.

e. Conclusion

Objective professional judgement is given on the residual impact of the proposed scheme after recommended mitigations.

f. Limitations

The scoping survey was conducted during one late September day when visibility was good. Vegetation was in full leaf; visual screening was therefore greater than during the winter period when this function was provided by deciduous vegetation. Some vantage points were not accessible e.g. from private gardens and dwellings.

1.3 Site Location

The site is located on the south side of Bosworth Road immediately east of Hill Top Farm. It is 700m east of The Dixie Grammar School; 3.6km west of the centre of Market Bosworth; 7.8km NE of Atherstone town centre and 10.5km NNW of Hinckley town centre.

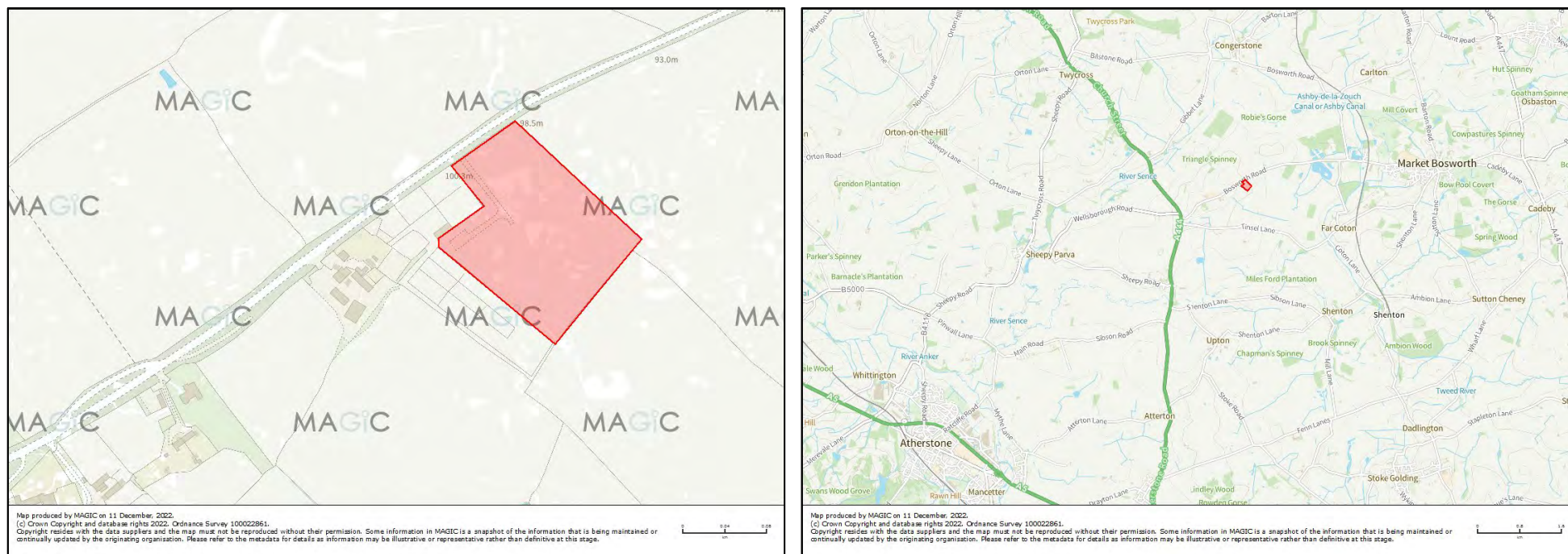


Figure 1.3 Site Location (left) and in context with road network and local centres at Atherstone and Market Bosworth

1.4 Site Description

The site is a roughly rectangular field of semi-improved pasture field which slopes approximately eastward. A bite out of the rectangular field on the NW corner has paddocks associated with Hill Top Farm and out of the development area. A base for a stable block is situated in the west corner of the field and a rough track leads from the field gate on Bosworth Road SE before turning 90o to the SW towards the stable block position. The field is hedged on the SE, SW and N boundaries.

The surrounding land is mixed farmland with occasional wooded and plantation stands. Local centres and dispersed dwellings and farmsteads are scattered through the landscape. The land slopes down towards the brook valley (River Sence tributary).

The LPA Consultee Environmental Health Officer, Mr Mohammad Islam *“Part of the site was historically the Wellsborough Brick Yard- (1885 historic maps) and may have been impacted by this use”*



Figure 1.4 Satellite image of the site from MagicMap (02/12/22) showing the site in context to green infrastructure

Site Geology

Bedrock geology (from British Geological Survey online Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>))

Gunthorpe Member – Mudstone. Sedimentary bedrock formed between 247.1 and 237 million years ago during the Triassic period.

Superficial Deposits (Soilscape mapping from MagicMap

(<https://magic.defra.gov.uk/MagicMap.aspx>)

The site straddles two deposits:

Northwest corner: Type 6

Name: FREELY DRAINING SLIGHTLY ACID LOAMY SOILS

Main Surface Texture Class: LOAMY

Natural Drainage Type: FREELY DRAINING

Natural Fertility: LOW

Characteristic Semi-natural Habitats: NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS

Main Land Cover: ARABLE AND GRASSLAND

Remaining site area: Type 18

Name: SLOWLY PERMEABLE SEASONALLY WET SLIGHTLY ACID BUT BASE-RICH LOAMY AND CLAYEY SOILS

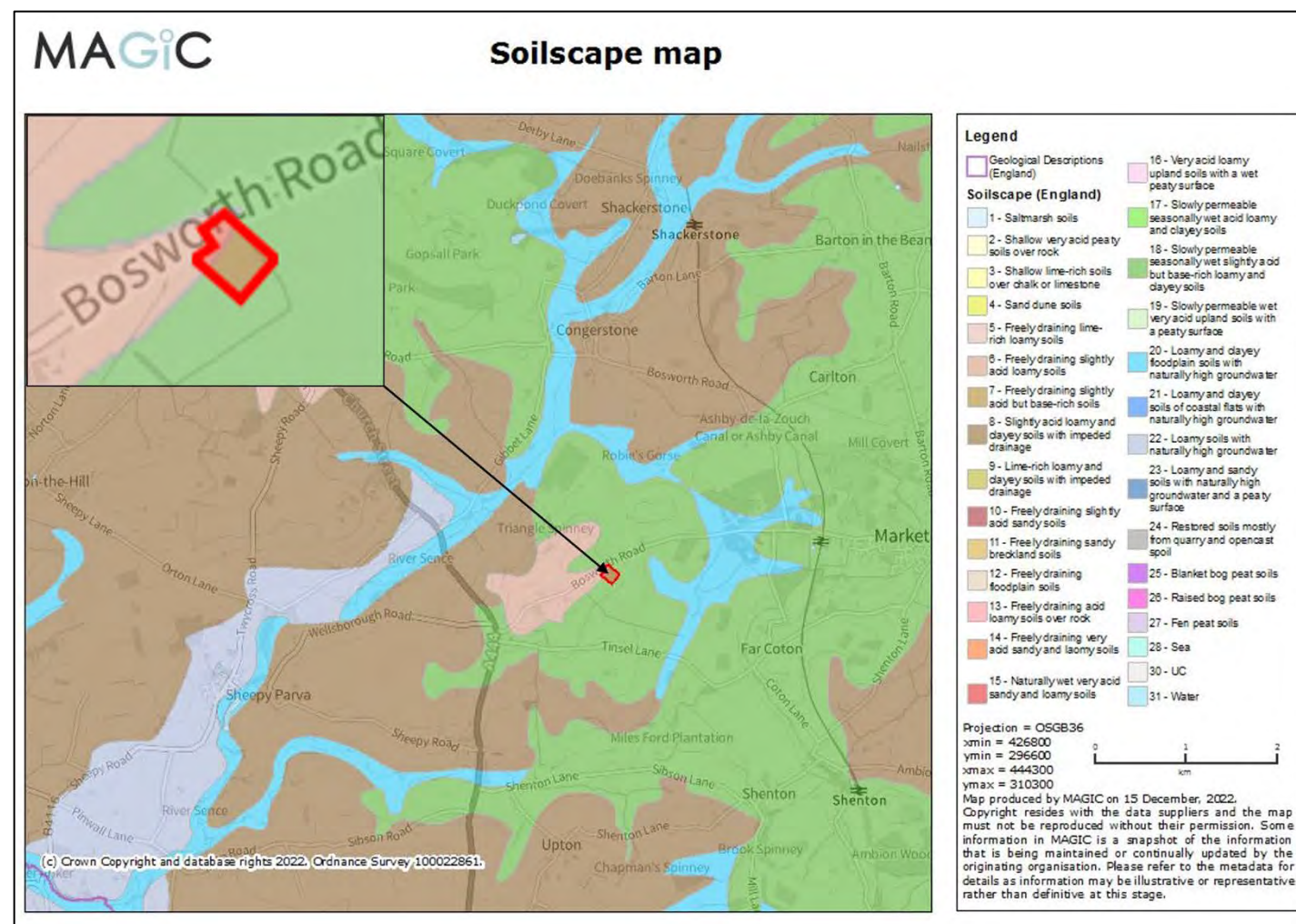
Main Surface Texture Class: LOAMY

Natural Drainage Type: IMPEDED DRAINAGE

Natural Fertility: MODERATE

Characteristic Semi-natural Habitats: LOWLAND SEASONALLY WET PASTURES AND WOODLANDS

Main Land Cover: GRASSLAND AND ARABLE SOME WOODLAND



Local Area Character photographic Survey



The site: Views towards southeast from stable area (left); typical native hedgerow (centre) and looking toward site entrance along access track (right)



Bosworth Road rises up from the site towards the Wellsborough (left) and down towards Market Bosworth (centre). Farmhouses and individual dwelling are dispersed along the road east of the centre predominantly red brick or white/offwhite render (right)



Arable field north of Bosworth Road, open landscape with occasional small woodlands and copses (left); manor Farm cottages and rendered property west of the site (centre) and new white House entrance and single dwelling off Bosworth Road (right)



Landscape to the east at Far Coton farmhouse and dairy (left and centre) and Ashby canal (right)



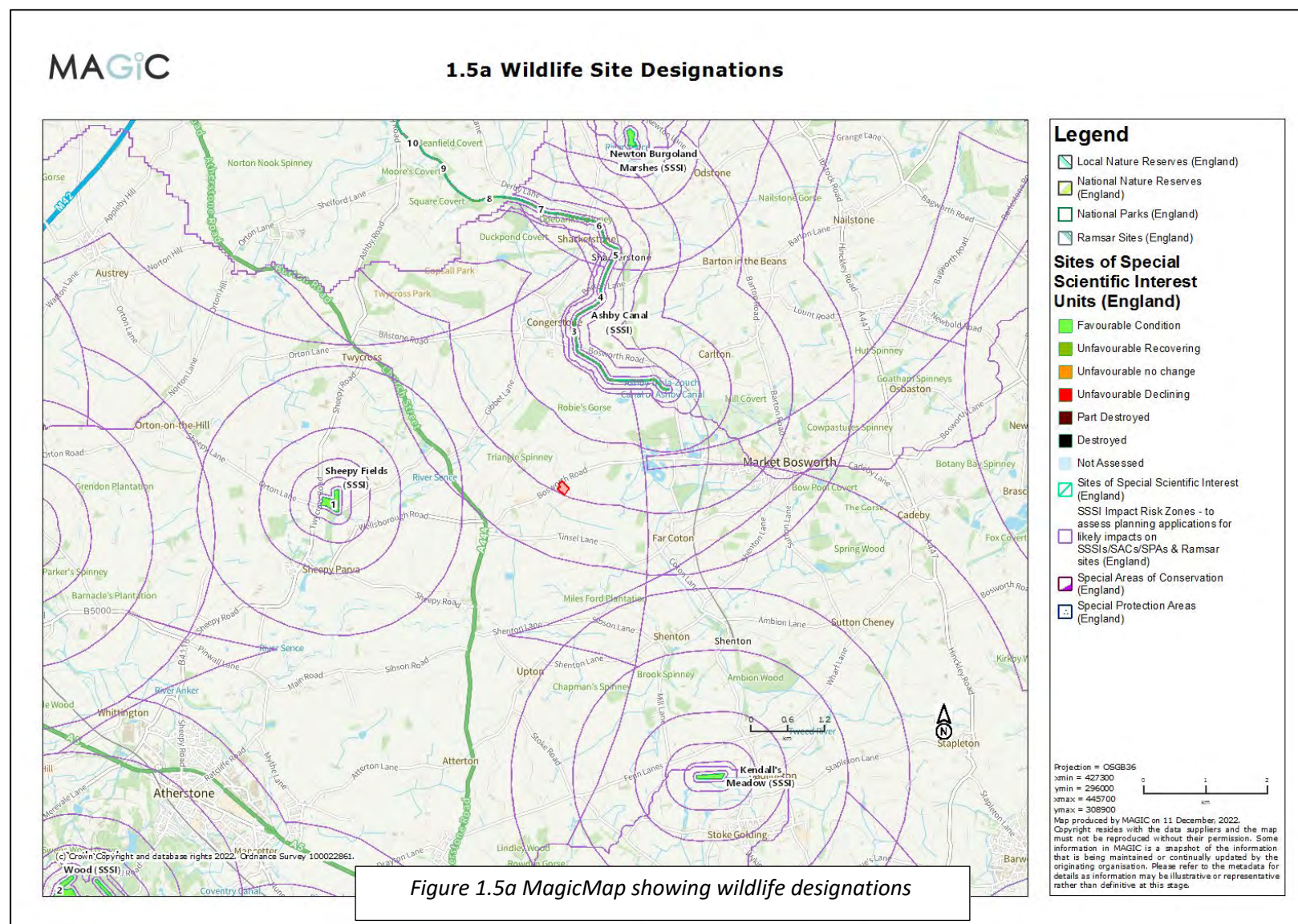
Hornsey Rise as seen from Tinsel lane, although using red brick and traditional design has appearance of new housing estate within the countryside due to arrangement and density of the dwellings and prominent position (left); rooftop solar panels on property Tinsel lane (right)

1.5 Local and National Designations

Statutory Nature Conservation Sites

The map below shows all Statutory Nature Conservation Sites (this includes Sites of Special Scientific Interest, Local Nature Reserves, Special Areas of Concern) within proximity of the proposed development. A Natural England 'Magic' data search (shown below) reveals there are no Statutory or Protected nature conservation sites within or bordering the site. The site lies within a Nitrate Sensitive Zone. The site is within the impact risk zones for three Statutory Protected nature conservation sites (see figure 1.5):

- Sheepy Fields SSSI 3.6km west of the site
- Ashby Canal SSSI 1.8km north of the site
- Kendall's Meadow SSSI 5km SSE of the site



Historic Designations

Searches on *MagicMap* found four designated historic sites within visual contact or 1km of the site:

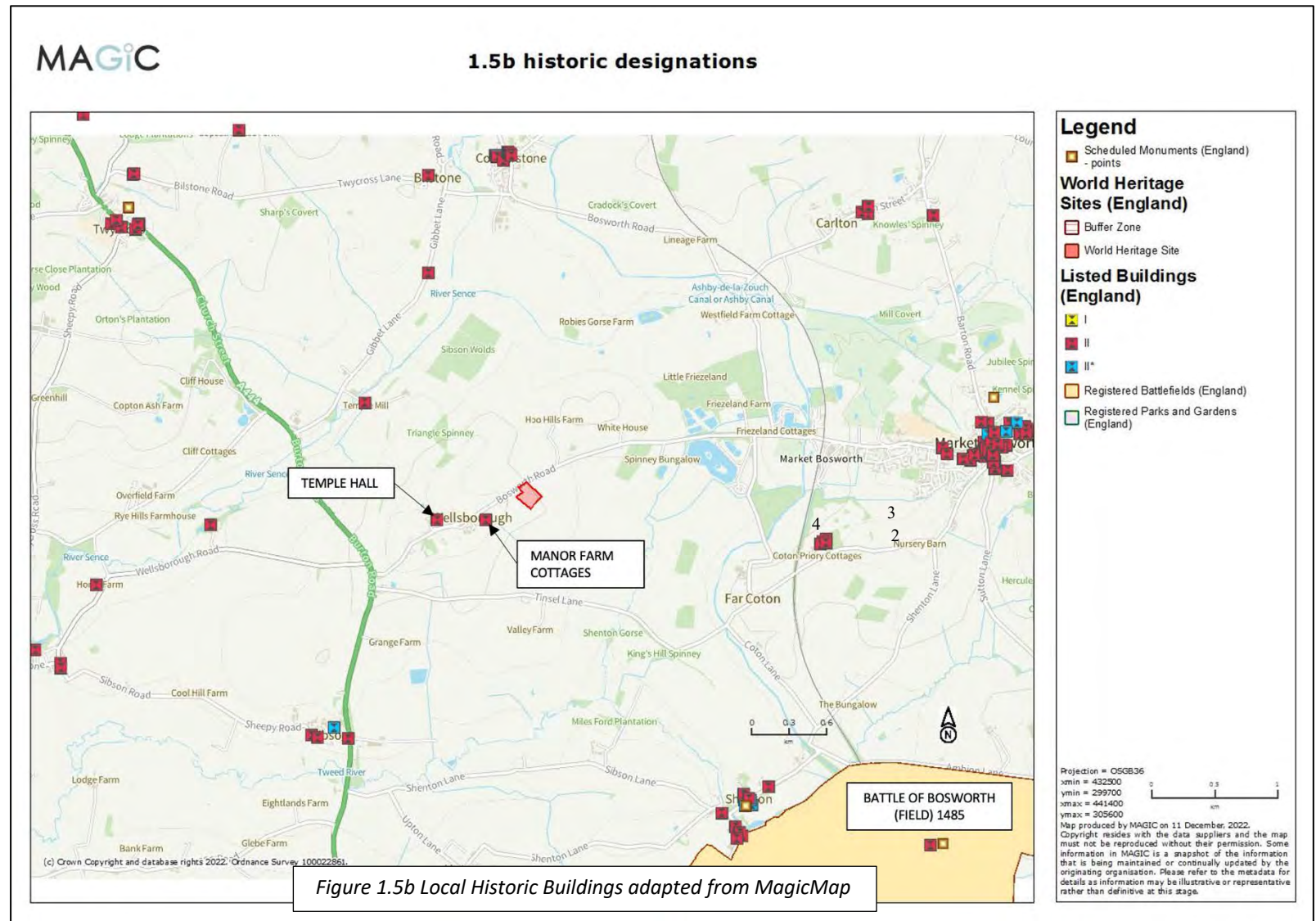
1. MANOR FARM COTTAGES (320m

SW of the site) Grade II listed no 1074281. Pair of cottages, probably formerly a single dwelling. Late medieval (C15 to C16) and later. Partly timber framed, part limestone rubble, part brick. Plain tiled roof. 2 storeyed.

2. TEMPLE HALL (670m W of site)

Grade II no 1074240 Description: Farmhouse. Late C18. Brick, plain tiled roof. 3 storeyed 3 bays, the central bay projecting slightly. Central door in recent gabled porch, flanked by 4 pane sashes with tiny tipper panes. Sill bands and eaves cornice. Gable end stacks.

Battle of Bosworth (Field) 1484 registered battlefield is 3.2km SE of the site.



National Landscape Designations

The UK government Magicmap online application was scoped for national designations

1. Areas of Outstanding Natural Beauty

There are no Areas of Outstanding Natural Beauty on or near the site (nearest is Cannock Chase AONB 32km to the west of the site).

2. National Parks:

There are no National Parks close to the site

3. Community Forest:

There are no community forests near to the site (nearest is the Forest of Mercia 27km to the west)

4. Green Belt:

There is no Greenbelt on or near the site (nearest is Birmingham Greenbelt (Rugby District) 10.8km south of the site

5. National Forest

The site is outside of the National Forest which is 6km north of the site at its nearest point.

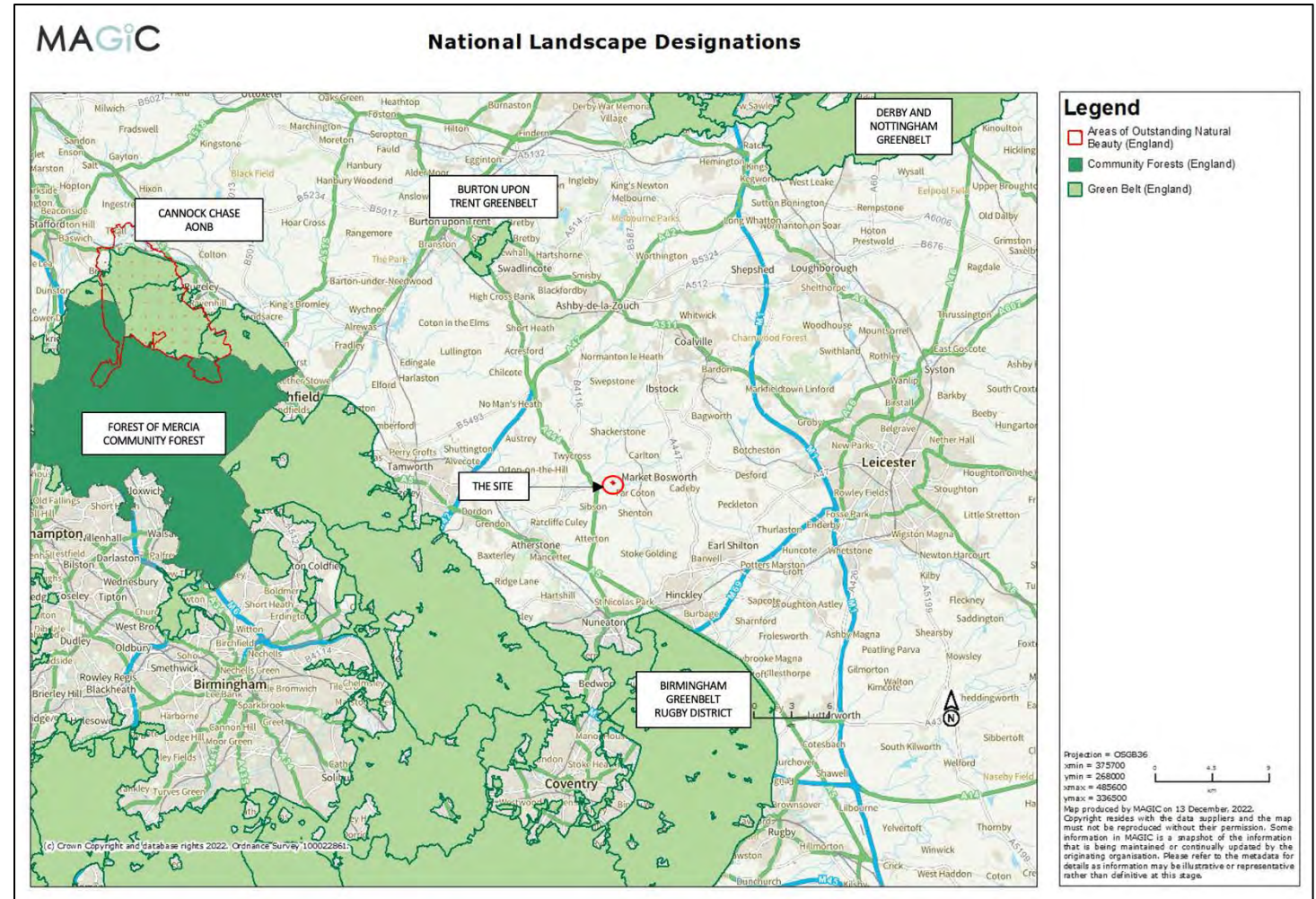


Figure 1.5c National Landscape Designations adapted from MagicMap

There are no national designations pertinent to the proposed development

1.6 National Character Area:

The site within NCA72

Mease/Sence Lowlands

towards the eastern boundary

with NCA94 Leicestershire

Vales 1.3km from the site.

NCA71 Leicestershire and

South Derbyshire Coalfields

boundary 11.7km to the north.

NCA landscape types near to

their boundaries are fuzzy

often displaying

characteristics of both NCAs.

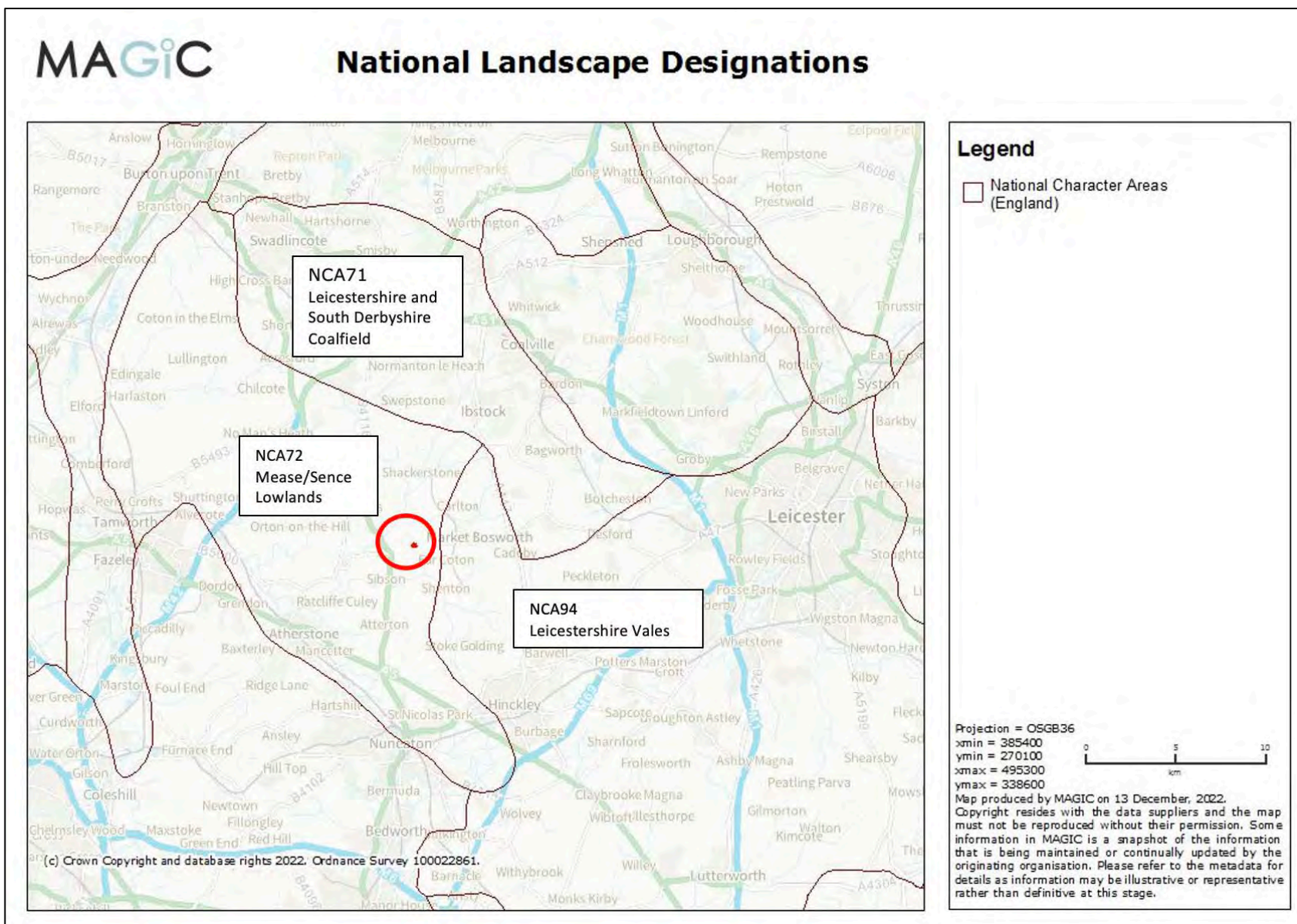
The site may be within visual

contact with NCA94. Both

NCAs should therefore be

scoped in.

*Figure 1.6a National
Landscape Character Areas
adapted from MagicMap
location ringed in red*



NCA72 Mease/Sence Lowlands

The site within NCA72 Mease/Sence Lowlands towards the eastern boundary with NCA94 Leicestershire Vales

Summary

The Mease/Sence Lowlands are a gently rolling agricultural landscape centred around the rivers Mease, Sence and Anker. The area extends across: Derbyshire in the north, Warwickshire in the south, Leicestershire in the east and Staffordshire in the west. With its towns lying on the fringes of the National Character Area (NCA), only a very small percentage of it is urban. These lowlands retain a rural, remote character, with small villages, red brick farmsteads and occasional historic parkland and country houses. The National Forest extends into the area north of the River Mease.

The NCA contains one Special Area of Conservation (SAC) – the River Mease, which is also a Site of Special Scientific Interest (SSSI) – and has 139 ha of nationally designated SSSI, including the Ashby Canal SSSI. Important habitats include neutral grasslands, wet meadows, parkland, wet woodlands, rivers and streams, all of which support characteristic and rare species of international importance, including the white-clawed crayfish, the spined loach and the bullhead fish.

The historic character of this area is important, in particular its ancient woodlands, veteran trees, landscaped parklands and areas of archaeological interest, including ridge and furrow.

With 30 per cent Grade 2 agricultural land, this is a rich and productive agricultural area. Most of the land is in agricultural use, primarily for wheat. There is much potential for an increase in appropriate woodland planting as part of the National Forest initiative, which is increasing recreation opportunities, woodland cover and biomass potential for the future.

Future challenges for this NCA include working to mitigate the pressures of any future developments and managing the area with the aim of making it resilient to issues such as climate change, tree diseases and non-native invasive plants.

Statements of Environmental Opportunity

- **SEO 1:** Protect and appropriately manage this important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for its internationally important populations of white-clawed crayfish, spined loach and bullhead fish and their contribution to sense of place, water quality and climate regulation.
- **SEO 2:** Manage and conserve the woodland habitat of the landscape and plan to expand appropriately scaled woodland cover, particularly in The National Forest, to increase people's access and enjoyment and to secure opportunities to enhance biomass and biodiversity and manage the impact of climate change.
- **SEO 3:** Protect and appropriately manage the historic character, settlement pattern and features of this landscape, in particular its ancient woodlands, veteran trees, landscaped parklands and areas of archaeological interest, including ridge and furrow.
- **SEO 4:** Protect the overall strong rural, open and tranquil character of this well-ordered lowland agricultural landscape; increase the opportunity to encourage sustainable food production; and enhance access to and enjoyment of the wider countryside for both residents and visitors.

Analysis of Key Characteristics

KEY CHARACTERISTIC	CONFORMING FEATURES	CONFORMITY
--------------------	---------------------	------------

This is a gently rolling landscape with rounded clay ridges and shallow valleys, with a more undulating landform in the north-west. This is a well-ordered agricultural landscape of open views, with a relatively tranquil character.	Gently rolling landscape within the locality. Open views	GOOD CONFORMITY
Triassic Mercia Mudstones underlie this area and give rise to productive clay soils; outcrops of sandstone extend across the area southwards and westwards from the edge of the adjacent coalfield.	Mudstone geology conforms. Site is on boundary between soilscape type 4 free draining acid sand and gravels and type 18 slowly permeable seasonally wet loamy and clayey soils	GOOD CONFORMITY
Woodland cover is generally limited to scattered hedgerow trees, coverts and spinneys, and occasional groups of trees along rivers and streams. Larger-scale planting associated with The National Forest in the north of the NCA has significantly increased woodland cover and strengthened the wooded character of the landscape.	Small woodlands and coverts present in the landscape. No features on site	GOOD CONFORMITY NEARBY. NONE ON SITE
The majority of the farmland has a strongly rectilinear pattern of low hedgerows and scattered hedgerow trees. On steeper ground and heavier clays, hedgerows are more substantial and hedgerow trees more frequent.	Substantial mixed hedgerows with occasional trees on site. Low hedges around arable land to south	GOOD CONFORMITY ON SITE AND LOCALLY
Extensive, open areas of arable cultivation predominate. On steeper ground and heavier clays the land is less intensively farmed, and arable and pasture are mixed. Beef and dairy farming are also common.	Generally pasture present on slope (including the site) and arable within the valley and further down the slope	GOOD CONFORMITY LOCALLY
The main river courses of the Mease and Sence are generally very open; they are nationally important for nature conservation and support internationally rare species, including the white-clawed crayfish, spined loach and bullhead fish. Willow and alder riparian vegetation is a feature along minor streams.	A tributary to the Sence present <1km of south and SE of the site with scrub and small woodlands intermittent along banks	SOME CONFORMITY LOCALLY
Important habitats include neutral grasslands, wet meadows, parkland, wet woodlands, rivers and streams, all of which support characteristic and rare species.	The site is low diversity semi-improved pasture. No priority habitat meadows locally	CONFORMITY LOCALLY
The Ashby Canal and Coventry Canal are landscape features that are important for nature conservation and recreation. They act as reminders of our cultural heritage.	Ashby canal passes 1.6km at its nearest point from the site	CONFORMITY LOCALLY
Landscaped parklands and fine country house estates, spired churches and historic farmsteads, areas of remnant ridge and furrow and deserted settlements contribute to the time depth and sense of history of the area.	Farmsteads present only	LOW CONFORMITY
with wide verges and straight enclosure roads. Red brick buildings and spired churches are often prominent landscape features. Isolated large 19th-century red brick farmsteads are also notable.	Bosworth Road has wide verges and straight sections. Other local roads are narrow windy lanes	MODERATE CONFORMITY
Larger modern urban development is present on the fringes of the NCA in Nuneaton, Hinckley and Burton-upon-Trent. Straight motorways and main roads cut through the area north-south and east-west.	Site close to A444 but is distant from larger settlements	LOW CONFORMITY

NCA94 Leicestershire Vales

The western boundary of NCA94 Leicestershire Vales is 1.3km from the site at its nearest point

Summary

Leicestershire Vales National Character Area (NCA) shares many characteristics with the neighbouring Northamptonshire Vales NCA. The Leicestershire Vales extend between the town of Hinckley in the west to Leicester in the northeast and southwards towards Market Harborough and Lutterworth. This is a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground. The city of Leicester dominates the north-eastern corner of the NCA.

Other large- to medium-sized settlements include the towns of Market Harborough, Lutterworth and Hinckley, with many attractive small towns, villages and buildings and features of historic interest in between. The north of the area has a predominance of settlements and a general lack of tranquillity; this contrasts strongly with the distinctly more rural feel in the southern part of the area, where a mixture of arable and pastoral farmland is found.

Country houses, historic designed parkland, waterside trees and meadows are common throughout. The area is rich in historic character, with country houses, parkland and surviving examples of ridge and furrow. There are numerous features and sites of historic interest such as the site of the Battle of Bosworth, near the village of Sutton Cheney, which is of national significance. It attracts many thousands of visitors each year as the location where the Wars of the Roses concluded.

Major road networks that traverse the area include motorways, notably the M1 and the M69. Other main roads include the A6 and the A5, both of which have ancient origins.

Other than historic environment, most of the ecosystem services within this NCA are locally beneficial, but its river valleys – especially the River Soar and its tributaries – provide regional benefits for water flow and water quality.

There are ongoing challenges in this area, principally development growth of the city of Leicester and many of the smaller towns which has an impact on the rural parts of this NCA.

However, development also provides opportunities to raise design standards, strengthen sense of place and increase resilience of some habitats, by improving habitat connectivity and networks through associated green infrastructure provision.

Statements of Environmental Opportunity

SEO 1: Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.

SEO 2: Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the rivers Soar, Sence, Swift and Welland – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.

SEO 3: Increase, manage and enhance the recreational assets, principally the rights of way network, country parks such as Watermead and historic linear features such as the canals. Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people's health and wellbeing.

SEO 4: Create new habitats where opportunities exist, such as woodlands and wetlands at old gravel extraction sites, to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks.

KEY CHARACTERISTIC	CONFORMING FEATURES	CONFORMITY
An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.	Gentle clay ridges and valleys	MODERATE CONFORMITY
Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.	Mixed agriculture main land use. Soils are acid sand and gravel/slightly acid but base rich clay-loam on site	MODERATE CONFORMITY
Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.	Waterside trees and shrubs along brook course	LOW CONFORMITY
Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.	Copses, hedge and waterside trees, hedges vary in density. Bosworth Field area to the east quite open	MODERATE CONFORMITY
Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.	Area feels quite rural, Bosworth Road passes site. The major towns not present locally	LOW CONFORMITY LOCALLY
Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings	Numerous listed buildings in Market Bosworth and Shenton and at Manor Farm Cottages near the site	SOME CONFORMITY LOCALLY
Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.	Battle of Bosworth Field 3.2km SE of the site	SOME CONFORMITY LOCALLY

1.7 Hinckley and Bosworth Landscape Character Assessment (LUC 2017)

Investigation of the Hinckley and Bosworth Landscape Character Assessment by LUC (2017) found the site to be within LCT 'G Sence Lowlands' (see figure 1.7a)

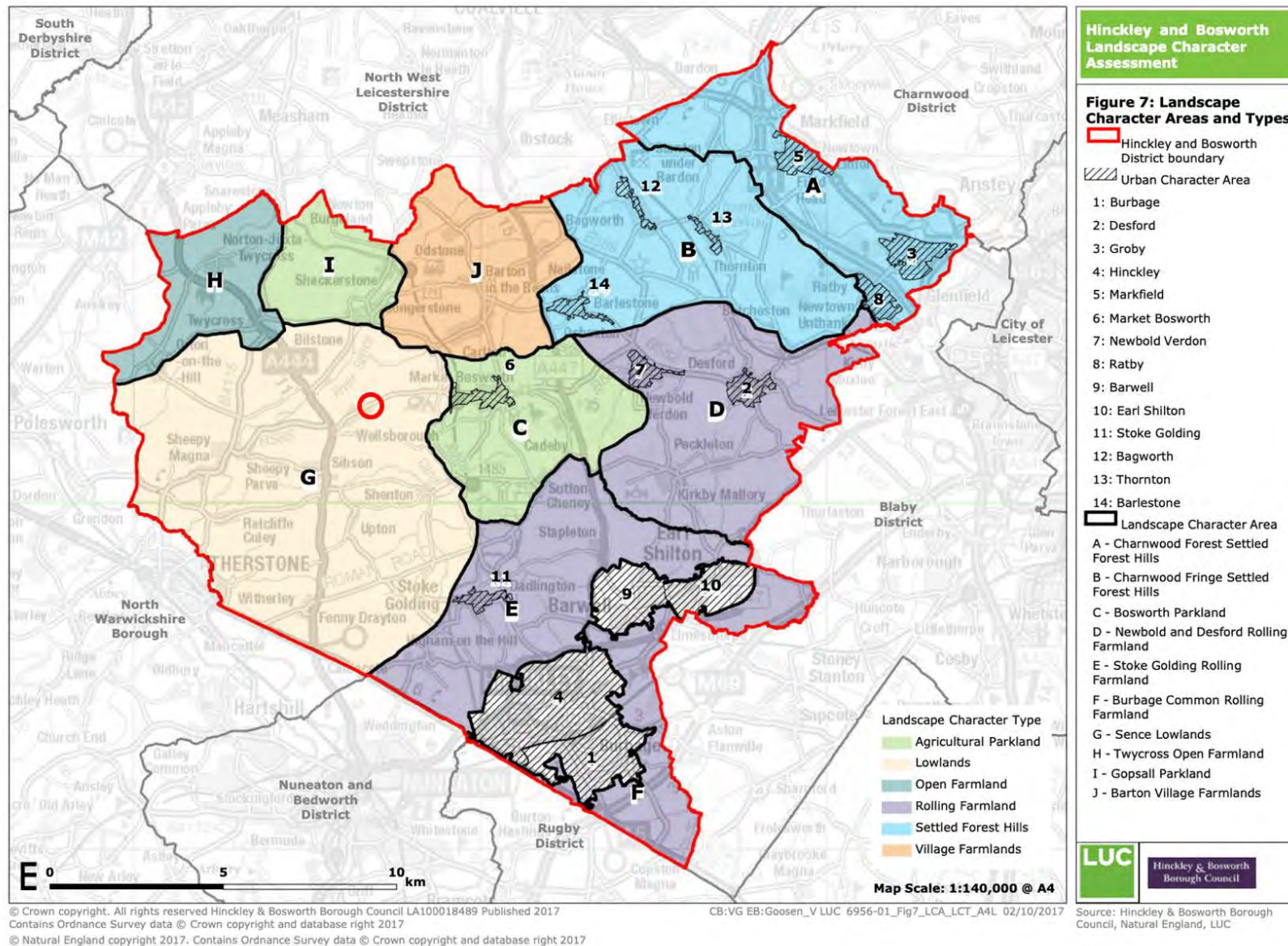


Figure 1.7 H&B LCT Plan adapted from LUC 2017

Landscape Character Type G Sence Lowlands

This large character area comprises the flat, low-lying land in the west of the borough. The character area is distinct from adjacent areas which rise to the north and east. The area forms

the floodplain of the River Sence which runs roughly north south and joins the Anker Valley which lies beyond the borough boundary to the south of the character area.

Key Characteristics

- 1) Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.
- 2) Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.
- 3) Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.
- 4) A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.
- 5) A rural and tranquil character.
- 6) Spired and towered churches form prominent landmarks in the open landscape.
- 7) A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.
- 8) Small villages with strong sense of place and local vernacular of red brick.
- 9) Bosworth Battlefield has strong heritage associations.
- 7) Localised intrusion of roads: The A34 runs through the east of the area, and has a visible and audible presence, although mitigation planting has matured and screens some of this disturbance.

Key Sensitivities and Values

- 1) Rural character with a lack of significant intrusions or light pollution resulting in a sense of 'remoteness' and tranquility.
- 2) Dispersed settlement pattern of small historic villages with a strong sense of local distinctiveness and attractive local vernacular of red brick and historic buildings.
- 3) Recreational value of the area for walking and cycling, as well as local visitor attractions of Bosworth Water Park and Ashby Canal.
- 4) The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the area's industrial heritage.
- 5) Biodiversity value of the grass verges and species-rich grassland which is important in this area which is increasingly dominated by agricultural intensification.
- 6) The relatively intact field boundary pattern, areas of remnant ridge and furrow and medieval field pattern and the hedgerows with hedgerow trees which add texture and interest to the landscape.
- 7) Church spires and towers which form distinctive landmarks in a rural setting, and are prominent in extensive views across the landscape.
- 8) Historic value associated with the combination of significant historic features, most notably the nationally important Bosworth Battlefield and Roman settlement of Manduessedum, as well as industrial heritage associated with the Canal, and numerous historic buildings.

Landscape Strategies

- | | |
|---|---|
| 1) Retain hedgerows and replace hedgerow trees to ensure continuation when they reach the end of their life. Encourage the use of traditional 'Midlands-style' hedgelaying. | 5) Conserve the areas of semi natural neutral grassland and seek opportunities to extend and link this habitat. Retain the wide grass verges for biodiversity and enhance species diversity within them where possible. |
| 2) Conserve the open rural views including views to church spires and towers in their rural setting. | 6) Respect and enhance the strong character of the villages, ensuring new development complements existing context with regards to scale, form, materials and boundary features. |
| 3) Retain areas of tranquillity and rural character, ensuring that development in such areas respects the rural context. | 7) Maintain and enhance the recreational assets including rights of way network and canal. Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat. |
| 4) Promote recreational and cultural opportunities associated with the battlefield. | |

8) Development pressures: Increasing development pressures in the area, not only to construct new buildings but also in redeveloping smaller houses into large single dwellings. Incremental changes are also changing the character of the rural villages e.g. entry gates, security lighting.

key consideration for any development. Settlement edges should continue to be integrated within the rural landscape setting with strengthened hedgerows and woodland planting providing containment.

1.8 Sheepy Parish Neighbourhood Plan (SPNP) (2018 to 2036)

The SPNP was accessed via the Sheepy Parish Neighbourhood Plan website (<https://sheepparishneighbourhoodplan.com/referendum/>). The following is extracted and analysed from the document.

The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.

The Sheepy Parish Neighbourhood Plan will allow people, who live, work and have a business in the Parish to have a say where they think new houses, businesses and shops should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Sheepy Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the Parish.

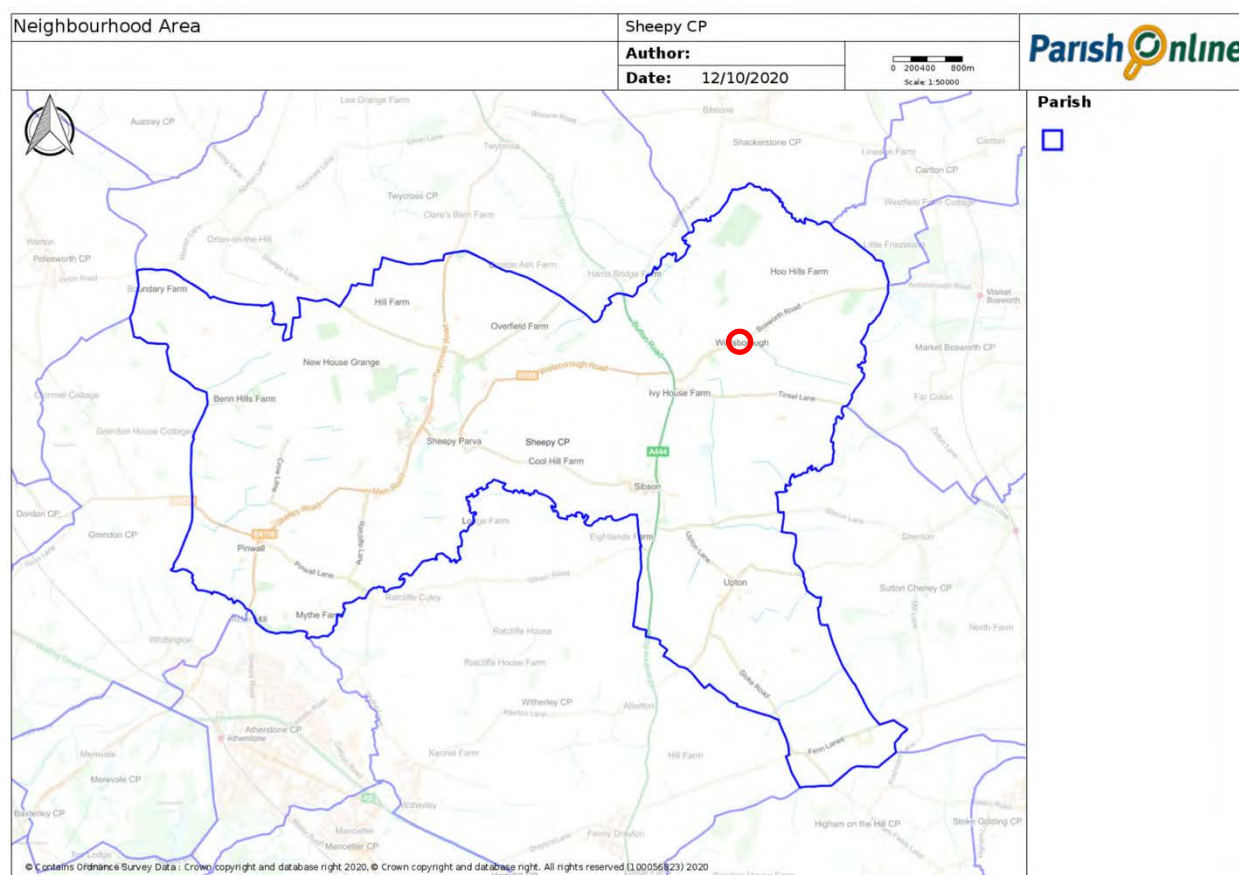


Figure 1.8a Sheepy Parish with site location ringed in red

The Sheepy Parish Neighbourhood Area comprises the Parish of Sheepy which is located within the Hinckley and Bosworth Borough Council area of Leicestershire. The Parish is comprised of a large rural area (3,090 hectares) with a population of 1,174 and 489 homes (2011 Census) located on the borders of Leicestershire with North Warwickshire. The Parish contains the settlements of Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and The Cross Hands.

Wellsborough is a small settlement just over a mile north of Sibson on the B585 to Market Bosworth.

[1.10] Site Allocations and Development Management Policies DPD 1.10 This DPD identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.

Policies pertinent to the development

Policy S1: Countryside

The Countryside (i.e. land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. In principle, subject to the caveats within the Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM4, only the following types of development may be considered sustainable in countryside locations:

- A. The re-use and adaptation of buildings in accordance with the Site Allocations and Development Management Policies DPD Policies DM14 and DM15;*
- B. Householder development;*
- C. Dwellings in accordance with Policy S10;*
- D. Development and diversification of agricultural and other land-based rural businesses, which accords with the NPPF;*
- E. Employment development in accordance with Policy S17;*
- F. Development by statutory undertakers or public utility providers;*
- G. Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and*
- H. Renewable energy in accordance with Policy S4.*

Policy S2: Public Rights of Way Network

Development should, where applicable, protect and enhance the existing Public Rights of Way within Sheepy Parish (as shown on the adjacent map and on the Policies Map) and wherever possible create new links to the network including footpaths and cycle ways.

There is one Public right of way close to the site

S98 - Footpath

From the Twycross - Sibson Road (Route A444), north of Cliff House to Tinsel Lane, Wellsborough north of Valley Farm.

The footpath crosses Bosworth Road 360m southwest of the site. It crosses an arable field to the north of the road from triangle spinney before entering the road over a stile onto a layby. It runs along Bosworth Road southwest for 60m before heading southeast over a stile south of Manor Farm Cottages. The footpath descends a grassed garden area before crossing a further stile into open arable land towards Tinsel lane

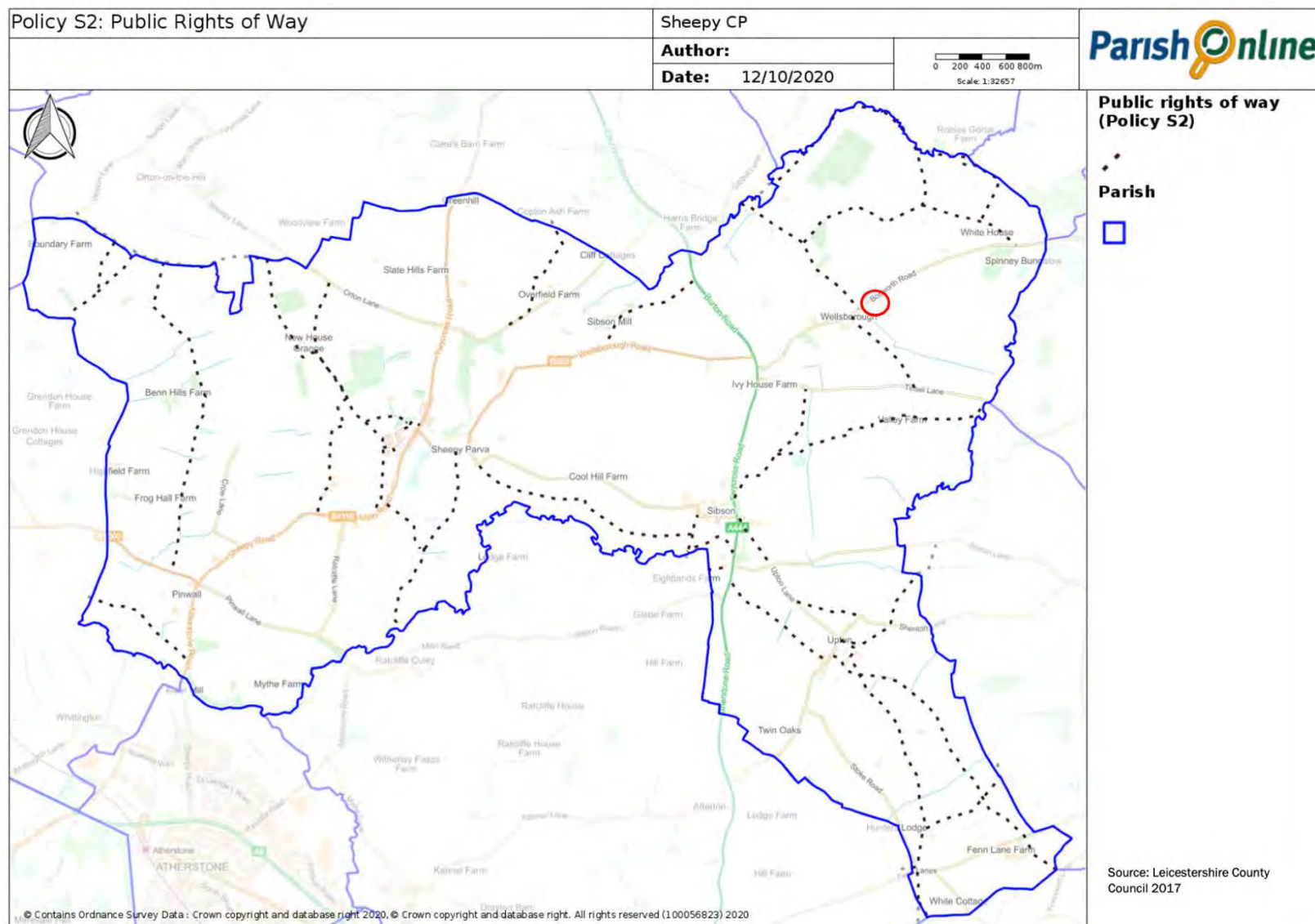


Figure 1.8b Sheepy Parish PRow Map with site location ringed in red

Scoping Survey 22nd November 2022

Public Right-of-Way S98 was scoped for landscape and visual sensitivity on 22nd November 2022.

Key Characteristics

Passes through mixed farmland, mostly open with some distant views to towards northeast and southwest.

The footpath crosses Bosworth Road with FP termini offset by 60m. There are wooden stiles marking the end/start of the sections.

The footpath to the north of the road is in open countryside with panoramic views until it passes a small copse on the ridge 460m from the road

The footpath to the south of the road passes through domestic landscape between dwellings for 150m with restricted views before entering a large arable field which it cuts across towards Tinsel lane

The ground is gently undulating, Bosworth Road occupying a low ridge through Wellsborough restricting some views across the road from either side. The site is mostly screened from the PRoW by the landscape



1. S98 north of Bosworth Rd looking NW



2a. S98 north of Bosworth Rd looking NW



3. S98 Stile off Bosworth Rd towards SE



2b S98 stile off north of Bosworth Rd



4. S98 view SE across valley

Policy S3: Locally Important Views

Development should be located and designed in a way that is sensitive to the open landscape with extensive vistas dominated by natural features that characterise the Parish; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic as listed below and illustrated in more detail in Appendix 2:

One important view was identified as pertinent to the site

14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough

Viewpoint: Footpath S98, Wellsborough

Direction: NE and SE

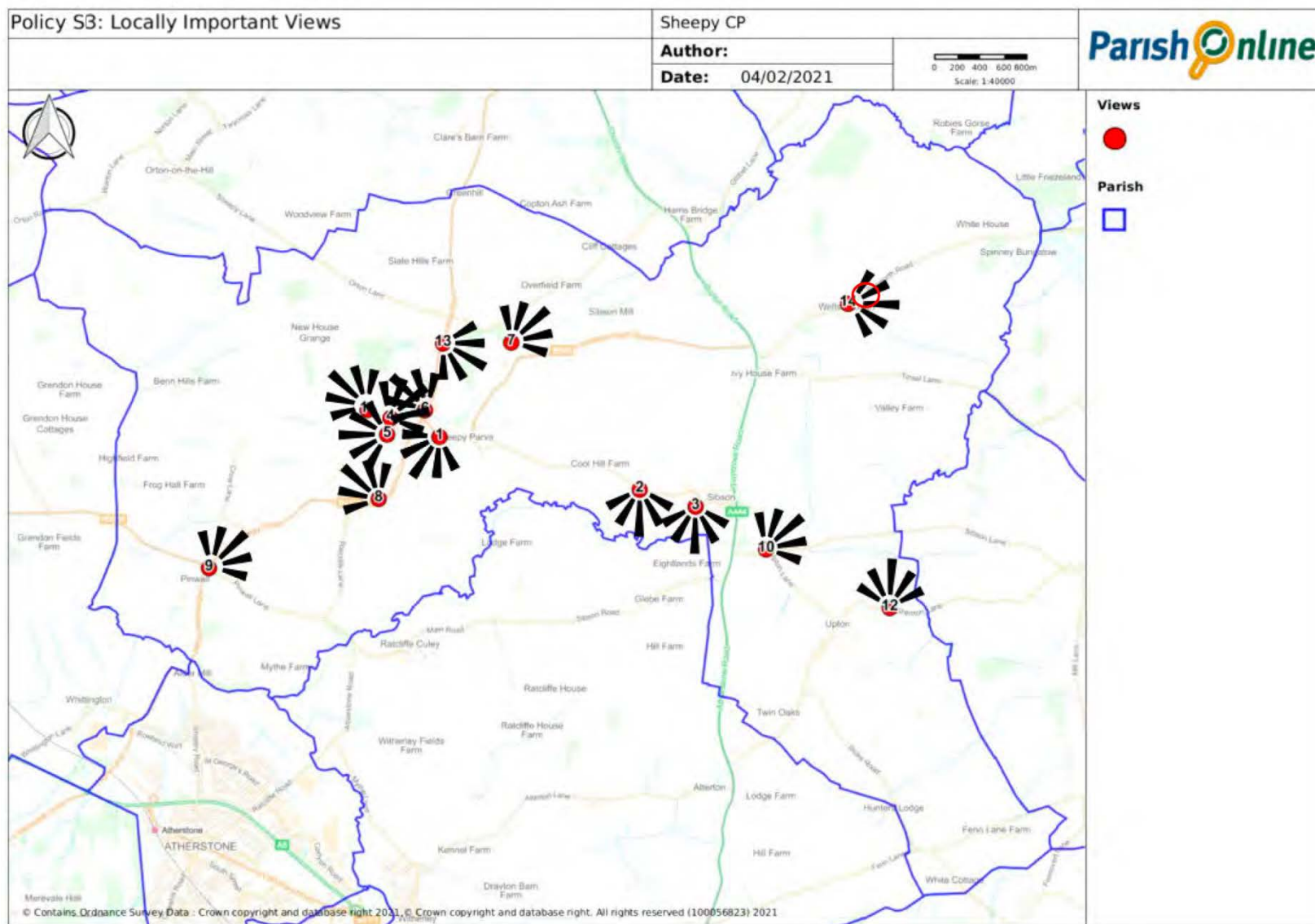


Figure 1.8c Sheepy Parish Important View Map with site location ringed in red

Description of view 14 (from SPNP Appendix 2: Important Views) *The view to the south of the B585 Bosworth Road (Wellsborough) shows the footpath across two grazing paddocks. (Manor Farm Cottage & Manor Farm) which descends in the direction of Shenton through arable farmland. Looking southeast farm buildings and the residential properties on Tinsel Lane can be seen, along with the tower of St. John's church at Shenton amongst trees. Various other steeples & spires are also visible in the distance. To the west in the direction of Sibson is extensive farmland as well as a cone shaped prominence nicknamed 'Mount Judd', a spoil heap from a former quarry. To the east, the town of Market Bosworth and the spire of St. Peter's Church in Market Bosworth.*

To the north of the B585 Bosworth Road (Wellsborough) the footpath heads across arable farmland to Congerstone. To the west the grounds of the Dixie School and to the East Hoo Hills Farm buildings. The footpath rises steadily uphill intersecting a hawthorn hedgerow, skirting around the western perimeter of a copse on the brow of the hill before descending towards Temple Hill Farm.



Figure 1.8d Sheepy Parish Important View 14 photographed 22nd November 2022

The far-reaching views are important as these demonstrate the important connections of other parish countryside to that of Sheepy Parish

Policy S4: Renewable Energy

Ground-mounted solar photovoltaic farms will be supported provided that:

- A. Wherever possible, previously developed (brownfield) or non-agricultural land is used.*
- B. Their location in the landscape is selected sensitively.*
- C. Their impact on heritage assets, where applicable, has been fully assessed and addressed.*
- D. Their visual impact, both individually and cumulatively, has been fully addressed and assessed in accordance with the applicable current guidance; and*
- E. The installations are removed when they are no longer in use and the land is fully restored.*

The local community does not consider the Sheepy landscape suitable for hosting wind turbine installations.

The SPNP provides the following statements

[2.13] Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

[2.14] Land Use Consultants Ltd (LUC) and the Centre for Sustainable Energy (CSE) were commissioned in October 2012 to prepare a Renewable Energy Capacity Study for Hinckley and Bosworth Borough Council. The study concluded that the technical potential for renewable and low carbon energy within the Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, solar photovoltaic (PV) (particularly solar farms) and ground source/air source heat pumps.

[2.15] Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres. In our 2016 Questionnaire, 50% of respondents did not support solar farms, 35% thought they ought to be encouraged and the remaining 15% had no opinion.

[2.20] Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Survey respondents (65%) supported solar panels on the roofs of homes and other buildings.

Policy S5: Ecology and Biodiversity

Development should have appropriate regard for the network of local ecological features and habitats which include (as shown on the adjacent map and on the Policies Map):

1. Sheepy Fields SSSI
2. River Sence and its tributaries
3. Manor Farm Meadows, Sheepy Parva
4. Tinsel Lane Roadside Verge, Wellsborough
5. Sheepy Magna Churchyard

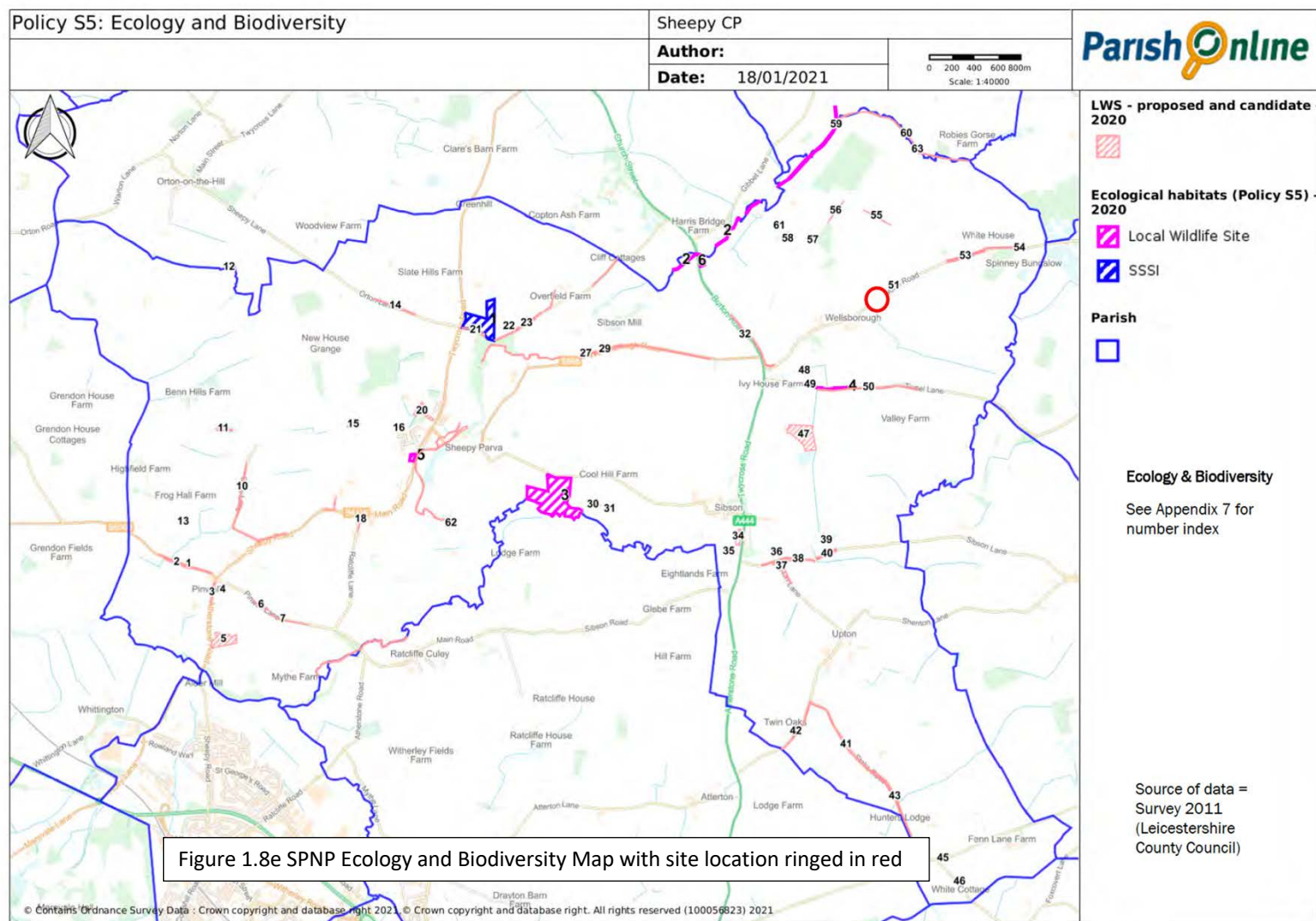
6. Marsh near Harris Bridge, River Sence

New development which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) will be expected to maintain and extend them for reasons of biodiversity thus, wherever possible, demonstrating overall net-gain.

One ecology and biodiversity feature is indicated close to the site:

NP51: Hedgerow Oak. Scoping survey found

hedgerow trees along Bosworth Road were sparse and predominantly ash however two oaks are identified with one opposite the site entrance most likely to be NP51.



Policy S6: Water Management

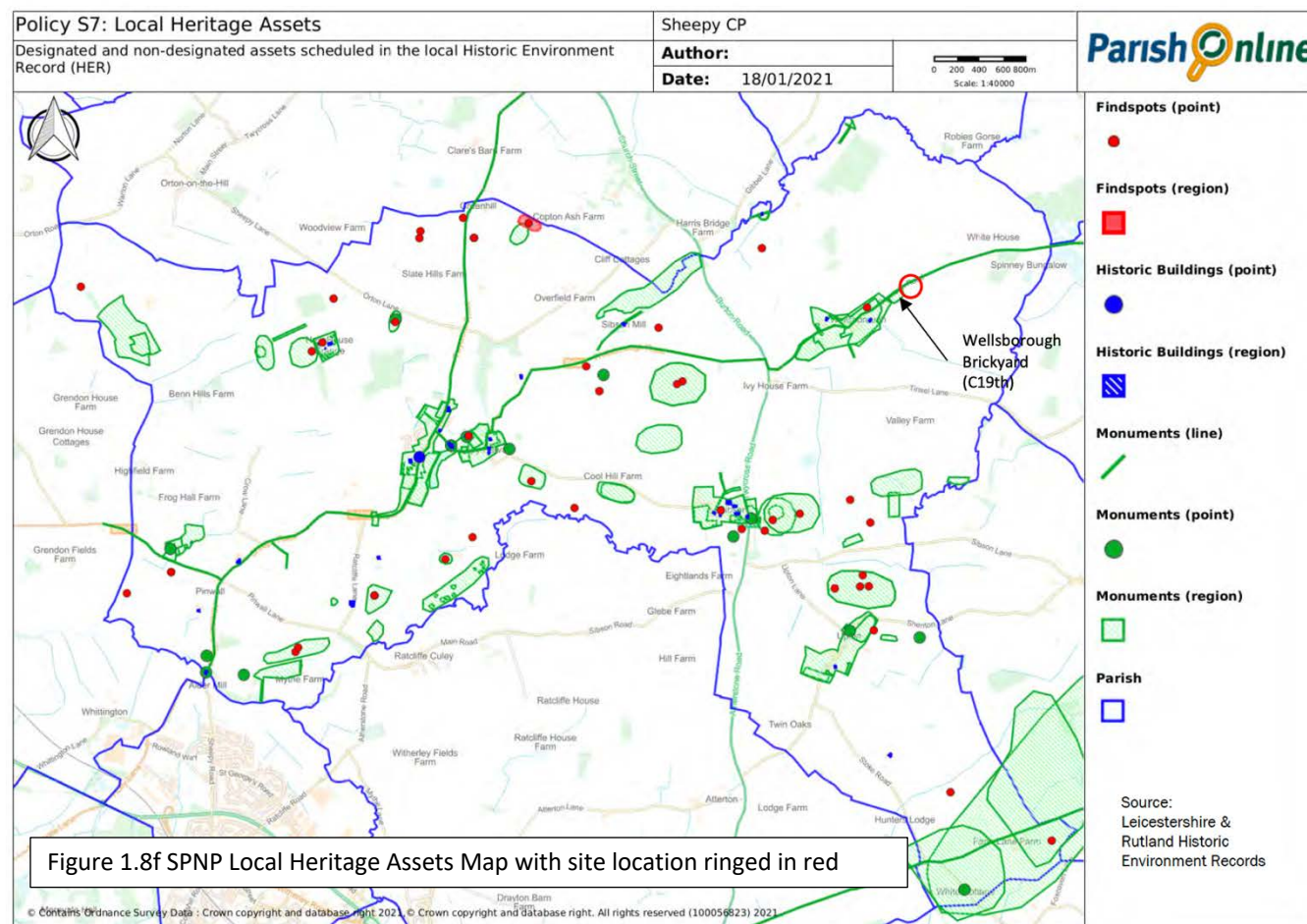
New development should take full account of flood risk especially from rivers, groundwater and overland flow. Development is directed to locations at the lowest risk of flooding, applying the Sequential Test and if necessary, applying the Exception Test. Where development is proposed in flood risk areas, mitigation measures must be in place to reduce the effects of flood water. Developments should take opportunities to reduce flood risk elsewhere.

Appropriately to their scale and subject to viability considerations, developments should incorporate Sustainable Drainage Systems (SuDS), designed to mimic natural drainage routes, with attenuation, storage and treatment capacities to manage surface water run-off with a goal of no net increase above the 'surface water run off for greenfield sites rate'; related design considerations are set out in Appendix 5.

Policy S7: Local Heritage Assets

Development proposals that affect local heritage assets (as shown on the adjacent maps and collectively on the Policies Map) must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:

- i The designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map;
- ii The important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3;
- iii The non-designated heritage assets in the remainder of the Neighbourhood Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3.



Review of Leicestershire and Rutland HER found the heritage asset shown adjacent to the site is

Name: Wellsborough Brick Yard, Hill Top Farm, Wellsborough HER Ref: MLE22393 Parish: Sheepy, Hinckley and Bosworth, Leicestershire Grid Reference: SK 3684 0276

Other heritage assets centred around Wellsborough include evidence of settlement from Roman Coins at Temple Farm, shrunken village and village earthworks southwest of the site as well listed buildings described within section 1.5 of this assessment.

Archaeological investigation by University of Leicester Archeological Services (Hunt 2022) on behalf of the Clients provides the following summary:

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land to the east of Hill Top Farm, Wellsborough, Sheepy, Leicestershire CV13 6PA.

The report was commissioned by Mr & Mrs Cordy in advance of the development of the site for a new detached dwelling (off-grid hybrid passiv haus). The site is currently farmland. The proposed development area (PDA) lies on the southern side of Bosworth Road to the east of Hill Top Farm, Wellsborough. Wellsborough is a hamlet within the parish of Sheepy and lies around 5km (3 miles) west of Market Bosworth, Leicestershire.

The Historic Environment Record (HER) for Leicestershire and Rutland records that there are few known archaeological remains in the vicinity of the PDA. There are no known prehistoric or Roman remains in the vicinity of the PDA. However, the site lies close to medieval earthworks associated with the deserted medieval village of Wellsborough.

The adjacent site to the PDA once contained a brick yard, marked on early OS maps of the area.

There is no Conservation Area or designated heritage assets in the vicinity that will be affected by the proposed development. There are only three listed buildings in the village and none will be affected by the proposed development.

Therefore, there is Low potential for prehistoric and Roman archaeology to be present on the PDA, but Moderate potential for medieval and post-medieval remains.

The historic landscape character of the area is recorded as 'Piecemeal Enclosure'. This will change to 'Settlement' and therefore there will be a Slight effect on the character of the area.

The study found evidence of ridge and furrow within the development site (see figure 1.8g).



Figure 1.8g Geo technical mapping and interpretation UoL (2022)

Policy S8: Design

Development proposals should be designed with evident care so as to:

A. Respond positively to the character of the area in which it is located as set out in the Design Guide in Appendix 5. Innovative design that is appropriate to the prevailing character of the area is encouraged;

B. Demonstrably respond to the features of its setting;

C. Work with the scale, form and character of the location and make a positive contribution to the street-scene;

D. Protect important local features such as traditional walls, hedgerows and trees;

E. Be future-proofed with low carbon heating and high levels of energy efficiency;

F. Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and

G. Provide a safe and suitable access with appropriate on-site parking provision.

Wellsborough

Wellsborough is a small settlement just over a mile north of Sibson on the B585 to Market Bosworth. Wellsborough remains a largely agricultural community with one farmstead converted to become The Dixie Grammar Junior School in 2001. The farmhouse, Temple Hall, is listed Grade II. Between the school and the Hornsey Rise development is a small group of houses, mainly on the north side of Bosworth Road. They comprise a terrace of three 1930s red brick cottages with parking in front and a pair of semi-detached homes of similar age and rendered off-white. Between the two groups is a single, detached chalet-style bungalow- Holly Lodge. All houses are set back from Bosworth Road. On the south side of Bosworth Road is Ambion View which faces the northern group and is also of a chalet style with off-white render.

Figure 1.8h SPNP Extract from appendix 5 Design Guide p154



Temple Hall

Key objectives:

- Retain agricultural character and architectural features
- Retain building line of houses set back from road
- Retain uniformity of materials- red brick with off-white render. Dark grey/brown roof tiles.
- Retain form, character and architectural detailing of Temple Hall and its setting.

Policy S10: Housing Development

A revised Settlement Boundary is defined for Sheepy Magna on the adjacent map and on the Policies Map; the Settlement Boundary for Sibson is that defined within the Hinckley & Bosworth Site Allocations and Development Management Policies DPD; each boundary separates the settlement and countryside areas where different policies may apply. Within the Sheepy Magna and Sibson Settlement Boundaries infill housing will be supported subject to proposals being at a scale appropriate to each settlement and in accordance with Policy S8.

Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to:

- A. Land allocated for residential development at Hornsey Rise Memorial Home in accordance with Policy S13;*
- B. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;*
- C. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;*
- D. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15;*
- E. Other circumstances as set out in NPPF paragraph 80; and*
- F. Exception site affordable housing in accordance with Policy S12.*

Paragraph 80 of the NPPF states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it:*
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

Policy S13: Hornsey Rise Memorial Home

Hornsey Rise housing development is situated 850m southwest of the site on the site of the former *Hornsey Rise Memorial Home, Bosworth Road, Wellsborough* was run by the religious organisation *Pilgrim Homes* as a Christian care and respite home. Originally constructed for the *National Society of Operative Printers and Assistants (NATSOPA)* it opened as a convalescent home in 1921- a memorial to printers who fell in the First World War. It was later taken over by the *Pilgrim's Friend Society* in 1974 and closed in 2012.

The site contained three main buildings, two bungalows, a pavilion, gardens, a chapel, and a hall.

This remote site had become victim to arson, vandalism and other anti-social behaviour and was a local eyesore. In June 2016, a major fire caused significant damage.

The site was allocated for housing development in the first Sheepy Parish Neighbourhood Plan. On 13 September 2019, approval of reserved matters of outline planning permission 17/01050/OUT was granted for a residential development of 18 new dwellings and the conversion and extension of the chapel to residential.

Although development has commenced, Policy S13 has been retained to ensure that any variations to the development stick to key guiding principles

Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, as shown on the adjacent map and the Policies Map, is allocated for the development of up to 20 dwellings subject to the following:

- A. The extent of the developable area is restricted to the 1.5 ha as shown on the adjacent map;
- B. The development provides for a mix of dwelling sizes which addresses identified housing need, in particular the needs of older households and/or the need for smaller and low-cost homes;
- C. The former chapel should be retained and converted to residential use;
- D. Any contamination present on the site shall be safely remediated prior to the commencement of any development;
- E. The construction of a footpath/cycle path from the site to the south side of Bosworth Road to the point where there is a footpath on the north side of Bosworth Road; and
- F. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include the retention and enhancement of trees and hedgerows along the boundaries of the site.

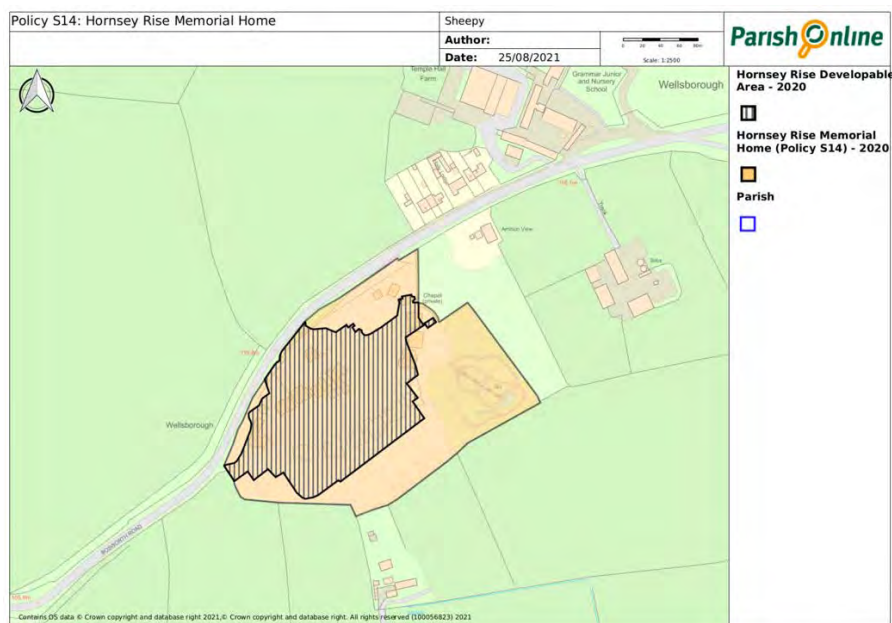


Figure 1.8j SPNP Hornsey Rise Map (left) and developer's 3D CGI illustration (right)

2.0 Proposed Development

The Clients made an application to Hinckley and Bosworth Borough Council (30th September 2021) for a single dwelling on 0.9ha of the site currently used for equestrian purposes:

“21/01219/FUL Erection of single dwelling, stables and 132 photovoltaic panels (Off-grid hybrid passiv haus)”

The application was refused on the 29th September 2022 with four reasons stated previously.



Figure 2.0a CGI Rear Elevation

Key Elements

Analysis of the proposed development indicates the following key elements:

- The proposed development will result in the change of use of the site from a grass field with stable to domestic with a single dwelling within 0.9ha of the applicants property
- Introduction of built features including walls, driveways, patios and minor artifacts
- Entrance with electric gates and stone walls
- New landscaping dividing the site into four 'fields' with parkland on the entrance drive and southwest 0.9ha of the site where the new dwelling is proposed. The remaining northeast section of the Clients property will be divided into 3 fields: paddock, orchard and wildflower meadow.
- The house is designed to be off grid as a 'passiv haus' and includes related features 132no 1mx1.7m panel pv solar array in the wildflower meadow. The design also includes a ground sources heat pump. The angle of the array is not indicated however it is assumed that this will be set between 15 to 30° from horizontal to maximize annual gain without causing glint or glare
- 2no Electric vehicle chargers within the double garage with a further within the stable block.
- The foul waste is treated in a *Kargester BioDisc* treatment unit on site with wastewater
- gravity fed into a reedbed
- The new structures may be visible from adjacent or nearby existing dwellings, road network and public rights of way
- Increased traffic through the village and pressure on existing services



Figure 2.0b CGI Front Elevation

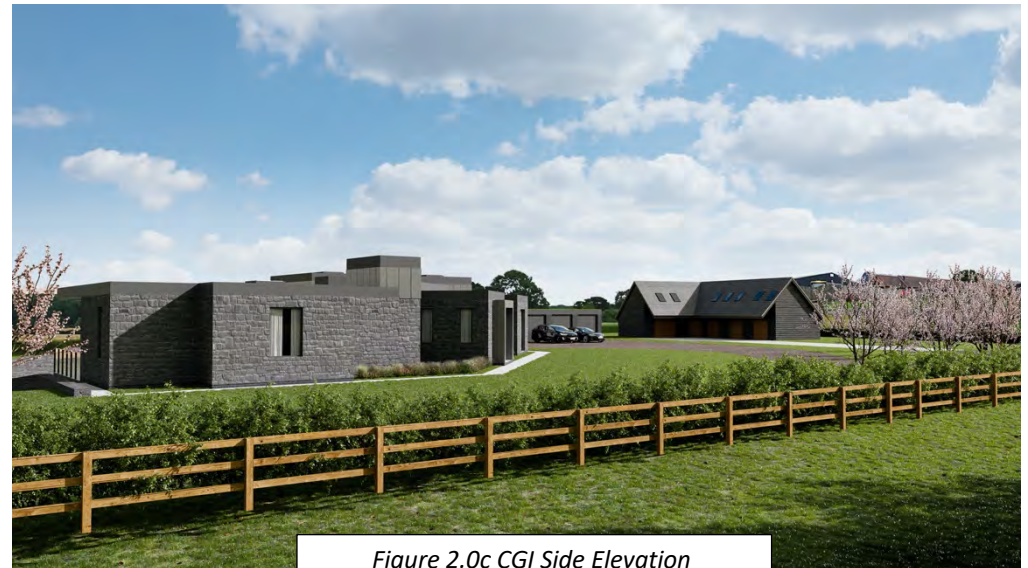


Figure 2.0c CGI Side Elevation

Passiv Haus detail provided by the architect, Mr Tony Buckley of acbuckley architectural and interior design consultancy

- Passiv Haus is a recognised accreditation for members who are members and use the design protocols within the fabric of the building. This will include a timber or metal framed off-site prefabricated insulated wall panel system constructed on an insulated foundation & ground bearing slab system. The use of an internal air-tight membrane to the internal frame is usually an essential part of the pre-plasterboarding of the internal perimeter walls. The roof elements are super wrapped too, usually walls, floors and roof have 300mm (minimum) thick insulated rigid boards & the external walls have a 55mm clear cavity and finished with masonry.
- The roof has a single ply (rubber composite) membrane and all the rainwater goods are concealed within the external composite fascia boards. The rainwater is collected/harvested for grey water use (WC) and irrigation to the garden during the summer time.
- The use of fresh outside air continuously circulated through a whole house heat exchange system, ensures necessary ventilation and maintains an ambient temperature throughout the year. Solar gains account as part of the whole house temperature regulation which negates the need for opening windows, although windows can be open if required/desired.
- Windows are high performance triple glazed thermally sealed units with soft-coat K film and gas filled powder-coated aluminium units.
- All doors have double gasket thermal seals to ensure air-tightness.

SUMMARY - Five key principles What a Passive House Is:

- A Passive House is a highly energy efficient building, which requires minimal heat energy to maintain a comfortable interior temperature.
- To achieve this, Passive House buildings use predominantly passive heat sources such as the sun's rays, the occupant's body warmth and
- the heat coming off technical devices. Thanks to the quality insulation and efficient ventilation system, Passive House buildings remain warm on cold days and comfortable and cool on warmer days.

3.0 Screening

The proposed development has been screened against The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 schedules on and two by DJOGS Ltd.

The project is not a schedule 1 development.

The project conforms to schedule 2 column one 10. *Infrastructure projects (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;*

Thresholds in column 2

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.

The proposed development is 0.9ha and therefore does not meet these thresholds. It is advised, therefore, that a screening opinion is not required from the LPA in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

4.0 Scoping

An EIA has been screened out; however, the following sensitive landscape and visual receptors have been identified during desktop and scoping surveys:

- National Character Area NCA72 Mease/Sence Lowlands
- National Character Area NCA94 Leicestershire Vales
- Hinckley and Bosworth Landscape Character Assessment Area G Sence Lowlands
- Views from local footpaths, Low Road, and adjacent properties. No views from other points were found during desktop and scoping surveys

Receptors scoped out

Greenbelt, AONBs, national parks, Designated wildlife sites

5.0 Identification and Description of Receptors

5.1 Landscape Receptor Evaluation

Landscape receptors were identified during the in-house scoping exercise based on desktop and scoping surveys:

Landscape Receptor	Key Characteristics of Landscape Receptor Potentially Impacted	Conformity to Key Characteristic	Potential Impact by Proposed Development and Magnitude	Significance of Impact
NCA72 Mease/Sence Lowlands High sensitivity	This is a gently rolling landscape with rounded clay ridges and shallow valleys, with a more undulating landform in the north-west. This is a well-ordered agricultural landscape of open views, with a relatively tranquil character.	Gently rolling landscape within the locality. Open views GOOD CONFORMITY	No change	none
	Triassic Mercia Mudstones underlie this area and give rise to productive clay soils; outcrops of sandstone extend across the area southwards and westwards from the edge of the adjacent coalfield.	Mudstone geology conforms. Site is on boundary between soilscape type 4 free draining acid sand and gravels and type 18 slowly permeable seasonally wet loamy and clayey soils GOOD CONFORMITY	No change	none
	Woodland cover is generally limited to scattered hedgerow trees, coverts and spinneys, and occasional groups of trees along rivers and streams. Larger-scale planting associated with The National Forest in the north of the NCA has significantly increased woodland cover and strengthened the wooded character of the landscape.	Small woodlands and coverts present in the landscape. No features on site GOOD CONFORMITY NEARBY. NONE ON SITE	Additional tree planting proposed including locally native and ornamental non-native species. Moderate change on site low within landscape.	Low positive and negative
	The majority of the farmland has a strongly rectilinear pattern of low hedgerows and scattered hedgerow trees. On steeper ground and heavier clays, hedgerows are more substantial and hedgerow trees more frequent.	Substantial mixed hedgerows with occasional trees on site. Low hedges around arable land to south GOOD CONFORMITY ON SITE AND LOCALLY	Field subdivided into smaller fields. Additional mixed native hedgerows. Loss of half the site to domestic use and parkland <i>negligible magnitude x high sensitivity</i>	Low negative and low positive
	Extensive, open areas of arable cultivation predominate. On steeper ground and heavier clays the land is less intensively farmed, and arable and pasture are mixed. Beef and dairy farming are also common.	Generally pasture present on slope (including the site) and arable within the valley and further down the slope. Site is used for horses only GOOD CONFORMITY LOCALLY	No change	none
	The main river courses of the Mease and Sence are generally very open; they are nationally important for nature conservation and support internationally rare species, including the white-clawed	A tributary to the Sence present <1km of south and SE of the site with scrub and small woodlands intermittent along banks SOME CONFORMITY LOCALLY	Site in Sence catchment with treatment water outflow and site storm water discharging to ground	Negligible negative

	crayfish, spined loach and bullhead fish. Willow and alder riparian vegetation is a feature along minor streams.			
	Important habitats include neutral grasslands, wet meadows, parkland, wet woodlands, rivers and streams, all of which support characteristic and rare species.	The site is low diversity semi-improved pasture. No priority habitat meadows locally CONFORMITY LOCALLY	No priority grassland on site. Proposed enhancement of meadow to increase diversity <i>moderate magnitude x high sensitivity</i>	Moderate positive nil negative
	The Ashby Canal and Coventry Canal are landscape features that are important for nature conservation and recreation. They act as reminders of our cultural heritage.	Ashby canal passes 1.6km at its nearest point from the site CONFORMITY LOCALLY	No change	none
	Landscaped parklands and fine country house estates, spired churches and historic farmsteads, areas of remnant ridge and furrow and deserted settlements contribute to the time depth and sense of history of the area.	Farmsteads present only LOW CONFORMITY	Small area of parkland around new large, detached dwelling. <i>Low magnitude x change conforming to pattern</i>	Negligible positive change
	with wide verges and straight enclosure roads. Red brick buildings and spired churches are often prominent landscape features. Isolated large 19th-century red brick farmsteads are also notable.	Bosworth Road has wide verges and straight sections. Other local roads are narrow windy lanes MODERATE CONFORMITY	No change	Nil
	Larger modern urban development is present on the fringes of the NCA in Nuneaton, Hinckley and Burton-upon-Trent. Straight motorways and main roads cut through the area north–south and east–west.	Site close to A444 but is distant from larger settlements LOW CONFORMITY	No change	Nil
	SEO 1: Protect and appropriately manage this important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for its internationally important populations of white-clawed crayfish, spined loach and bullhead fish and their contribution to sense of place, water quality and climate regulation.	No features on site. In Sence catchment and tributary <1km to the east	Onsite treated outflow (via reed bed) and storm water released to catchment ground water. Reduced presence of grazing horses	Negligible negative low positive
	SEO 2: Manage and conserve the woodland habitat of the landscape and plan to expand appropriately scaled woodland cover, particularly in The National Forest, to increase people's access and enjoyment and to secure opportunities to enhance biomass and biodiversity and manage the impact of climate change.	No woodland onsite. Copses in local landscape	Additional tree planting proposed with native and non-native species. Non-native species not desirable within the countryside.	Low negative and positive

			<i>negligible magnitude x high sensitivity</i>	
	SEO 3: Protect and appropriately manage the historic character, settlement pattern and features of this landscape, in particular its ancient woodlands, veteran trees, landscaped parklands and areas of archaeological interest, including ridge and furrow.	Wellsborough consists cluster of dwellings, farms and school either side of Bosworth Road	The proposed development follow and extend this pattern of historic settlement along Bosworth Road	Low negative and positive
	SEO 4: Protect the overall strong rural, open and tranquil character of this well-ordered lowland agricultural landscape; increase the opportunity to encourage sustainable food production; and enhance access to and enjoyment of the wider countryside for both residents and visitors.	Landscape open, rural and well ordered. Limited openness and tranquillity along Bosworth Road particularly to west with numerous farms, dwellings and primary school	Loss of openness of the site to new single dwelling with extensive grounds including parkland, paddock, meadow and new orchard	Low negative and positive
National Character Areas				
National designations for landscape value high sensitivity where positive characteristics are positively or negatively impacted				
NCA94 Leicestershire Vales The site is 1.3km west of the NCA at its nearest point and may possess characteristics conforming to the NCA	An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.	Gentle clay ridges and valleys MODERATE CONFORMITY	No Change	None
	Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.	Mixed agriculture main land use. Soils are acid sand and gravel/slightly acid but base rich clay-loam on site MODERATE CONFORMITY	Loss of horse pasture to new dwelling and grounds. Outside NCA	None
	Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.	Waterside trees and shrubs along brook course LOW CONFORMITY	None within the site. Site within catchment for tributary to Sence. Onsite treated outflow (via reed bed) and storm water released to catchment ground water. Reduced presence of grazing horses	Negligible negative and low positive
	Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and	Copses, hedge and waterside trees, hedges vary in density. Bosworth Field area to the east quite open MODERATE CONFORMITY	Additional tree planting proposed with native and non-native species. Non-native	Low negative

	hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.		species not desirable within the countryside <i>negligible magnitude x high sensitivity</i>	and positive
	Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.	Area feels quite rural, Bosworth Road passes site. The major towns not present locally LOW CONFORMITY LOCALLY	No change	None
	Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings	Numerous listed buildings in Market Bosworth and Shenton and at Manor Farm Cottages and Temple Hall near the site SOME CONFORMITY LOCALLY	Modern architectural design using grey stone and glass. Outside of village centres and NCA <i>negligible magnitude x high sensitivity</i>	Low negative nil positive
	Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.	Battle of Bosworth Field 3.2km SE of the site SOME CONFORMITY LOCALLY	No change	None
	SEO 1: Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.	Battle of Bosworth Field 3.2km SE of the site. Wellsborough a shrunken village with a number of historic environment assets. There is no currently defined settlement boundary and therefore Wellsborough is within 'open countryside'. There has been recent expansion of the settlement with 20 new dwellings at Hornsey Rise	The proposed development does not impact historic assets. The proposed development will be within 'open countryside' adjacent to the shrunken settlement of Wellsborough which has recently expanded moderate sensitivity (degraded from high by recent development) x low magnitude x distance	Low negative

	SEO 2: Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the rivers Soar, Sence, Swift and Welland – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.	Mixed hedgerows around the site	Hedgerows retained and additional new mixed native hedges planted	Low positive
	SEO 3: Increase, manage and enhance the recreational assets, principally the rights of way network, country parks such as Watermead and historic linear features such as the canals. Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people's health and wellbeing.	No features on site	No change	None
	SEO 4: Create new habitats where opportunities exist, such as woodlands and wetlands at old gravel extraction sites, to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks.	Low value grassland on site and priority habitat hedgerows.	Grassland enhanced and additional mixed native hedgerows created	Low positive
Hinckley and Bosworth Landscape Character Assessment (LUC 2017)	Character Type G Sence Lowlands. The landscape type is of rolling lowland vale, extensive views and rural in nature with a pattern of linear villages and scattered farmsteads. There are a number of historic assets within the LCT. It has a high sensitivity to development.			
	Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.	Site on clay/sand and gravel ridge with views SE	No change	None
	Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.	None on site, Tributary for Sence and Ashby canal <1km from site	2 ponds and one reed bed proposed on site. High sensitivity x low magnitude	Moderate positive
	Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.	Rectangular field with strong hedgerow one hedgerow tree (ash) near field gate	Loss of part of the field which is subdivided by new hedges to provide 3 smaller rectangular fields and a domestic enclosure	Low negative Negligible positive

	A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.	Bosworth Road wide and relatively straight with wide verges. Some conformity locally	No change	None
	A rural and tranquil character.	Open countryside to north, east and south. Settlement with school, new and existing dwellings to west	Moderate conformity. Additional single domestic dwelling	Low negative
	Spired and towered churches form prominent landmarks in the open landscape.	None present	No change	None
	A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.	Wellsborough small linear settlement along Bosworth Road. No established settlement boundary. Good conformity	Settlement extended east into 'open countryside' No established settlement boundary to expanding village	Moderate negative negligible positive
	Small villages with strong sense of place and local vernacular of red brick.	Wellsborough a 'shrunken village' consisting of a linear settlement of several traditional cottages and farmhouses with 20 new homes. Low (or changing) sense of place	Additional dwelling of modern style contributing to new sense of place. Low sensitivity x moderate impact	Low negative and low positive
	Bosworth Battlefield has strong heritage associations.	Site 3.2km NW of battlefield but within wider shared landscape.	Additional modern dwelling not within immediate landscape. High sensitivity x low magnitude x distance	Negligible negative
	Localised intrusion of roads: The A34 runs through the east of the area, and has a visible and audible presence, although mitigation planting has matured and screens some of this disturbance.	No presence or impact in local landscape	No change	None
	Development pressures: Increasing development pressures in the area, not only to construct new buildings but also in redeveloping smaller houses into large single dwellings. Incremental changes are also changing the character of the rural villages e.g. entry gates, security lighting. key consideration for any development. Settlement edges should continue to be integrated within the rural landscape setting with strengthened hedgerows and woodland planting providing containment.	New 20 house development on former care home within settlement creating sharp contrast with open countryside to the south and west. Settlement to east adjacent to the site integrated with countryside. The settlement has no boundary it is therefore considered in open countryside. 20 new dwellings suggest provide a significant expansion of	New dwelling designed to integrate into countryside with strengthened hedgerows and tree planting. New entry gates. Additional planting some planting urban or parkland in style. Moderate sensitivity x low magnitude x cumulative impact	Moderate negative

		Wellsborough High sensitivity reduced to moderate by new development.		
Sheepy Parish Neighbourhood Plan (SPNP)	Rural CP with expansive views with small villages and isolated farmsteads. <i>Maintaining views wildlife habitats, footpaths, villages boundaries and existing open spaces are extremely important to local people as they help to preserve the rural characteristics of the area.</i> Highly sensitive receptor			
	Policy S1 Countryside	Wellsborough has no settlement boundary therefore is considered as within open countryside. 20 new houses at Hornsey Rise has impacted the local openness reducing quality of local rural character.	The proposed development is on mostly greenfield site and in 'open countryside' Cumulative impact with other development. May be considered sustainable in countryside as 'C Dwellings in accordance with policy S10'. High sensitivity x low magnitude x cumulative impact	Moderate negative
	Policy S2 Public Rights of Way Network	One footpath passes close to the site (S98)	Householder may use the footpath for recreational purposes. High sensitivity x negligible neutral impact	Neutral
	Policy S3: Locally Important Views	View 14 from PRoW S98 towards NE and SE may be impacted by the development however the access to the viewpoint will not be.	No change as landscape receptor	None
	Policy S4: Renewable energy	Ground mounted solar pv will be supported provided that they meet stated criteria.	The proposed renewable energy technologies are within the domestic setting and are therefore acceptable in planning terms as long as the stated criteria are met. This assessment forms part of the criteria	Neutral
	Policy S5: Ecology and Biodiversity	The site is close to one ecology asset (hedgerow oak) which will not be impacted.	Proposed development will provide a biodiversity net gain	Moderate positive

			through hedgerow, orchard and pond creation and grassland enhancement high sensitivity x low magnitude	
	Policy S6: Water Management	The site is within the River Sence catchment. There is no flood risk	The development will have onsite waste treatment with treated water outflow to catchment via reedbed. Stormwater directed to soakaways. Onsite surface water storage in ponds. High sensitivity x low magnitude (positive)	Moderate positive
	Policy S7: Local Heritage Assets	The site is adjacent to and potentially partially within C19th local historic site (Hill Top Farm brickworks). It is in Wellsborough a historic shrunken village with a number of listed and non-designated sites.	The site entrance area may be within the locally historic site. No visual clue of former use.	Low negative
	Policy S8: Design	Development proposals should be designed with evident care so as to satisfy the stated parameters	The design responds positively to the stated parameters B to G. the design does not use characteristic materials of the settlement. High sensitivity x low magnitude x positive and negative impact	Moderate positive x negative
	Policy S10: Housing Development	Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to satisfying the stated parameters.	The site and development do not satisfy parameters A to D or F. E states: Other circumstances as set out in NPPF paragraph 80. e) the design is of exceptional quality, in that it:	Low positive

			- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. The proposed development satisfies this as a unique off-grid Passiv Haus design built into the landscape and providing positive landscape impacts including biodiversity and green/blue infrastructure	
	Policy S13: Hornsey Rise memorial Home	Hornsey Rise new development at the west end of the settlement away from the site. The development at Hornsey Rise has a landscape impact on Wellsborough significantly increasing the size of the unbounded settlement	The proposal will further expand the settlement. The countryside is impacted by both developments. High sensitivity x degraded environment x cumulative impact	Low negative
KEY	BOLD TEXT		Moderate to very high significance requiring further investigation and mitigation	

All impacts are of acceptable limits due to levels of consideration currently within the design as indicated within the Indicative layout and design and access statement (see section 2.0) except impact on South Worcestershire Development Plan (SWDP2) – Church Lench Development Area. This requires further investigation and mitigation (see section 6.1).

5.2 Visual Receptor Map

Potential visual receptors were identified during the in-house scoping exercise based on desktop surveys of google earth and MagicMap. These were investigated during the scoping survey conducted 22nd December 2022. Scoped visual receptors are shown in figure 5.2.

Visual receptors to be assessed are:

- A + B Bosworth Road near to site
- C + D footpath S98
- E Bosworth Road (Hoo Hills farm entrance)
- F Bosworth Road (The White House Entrance)
- G Tinsel Lane (Ashby Canal bridge)
- H Footpath S72 (Market Bosworth CP)
- J Tinsel Lane/S98 Footpath

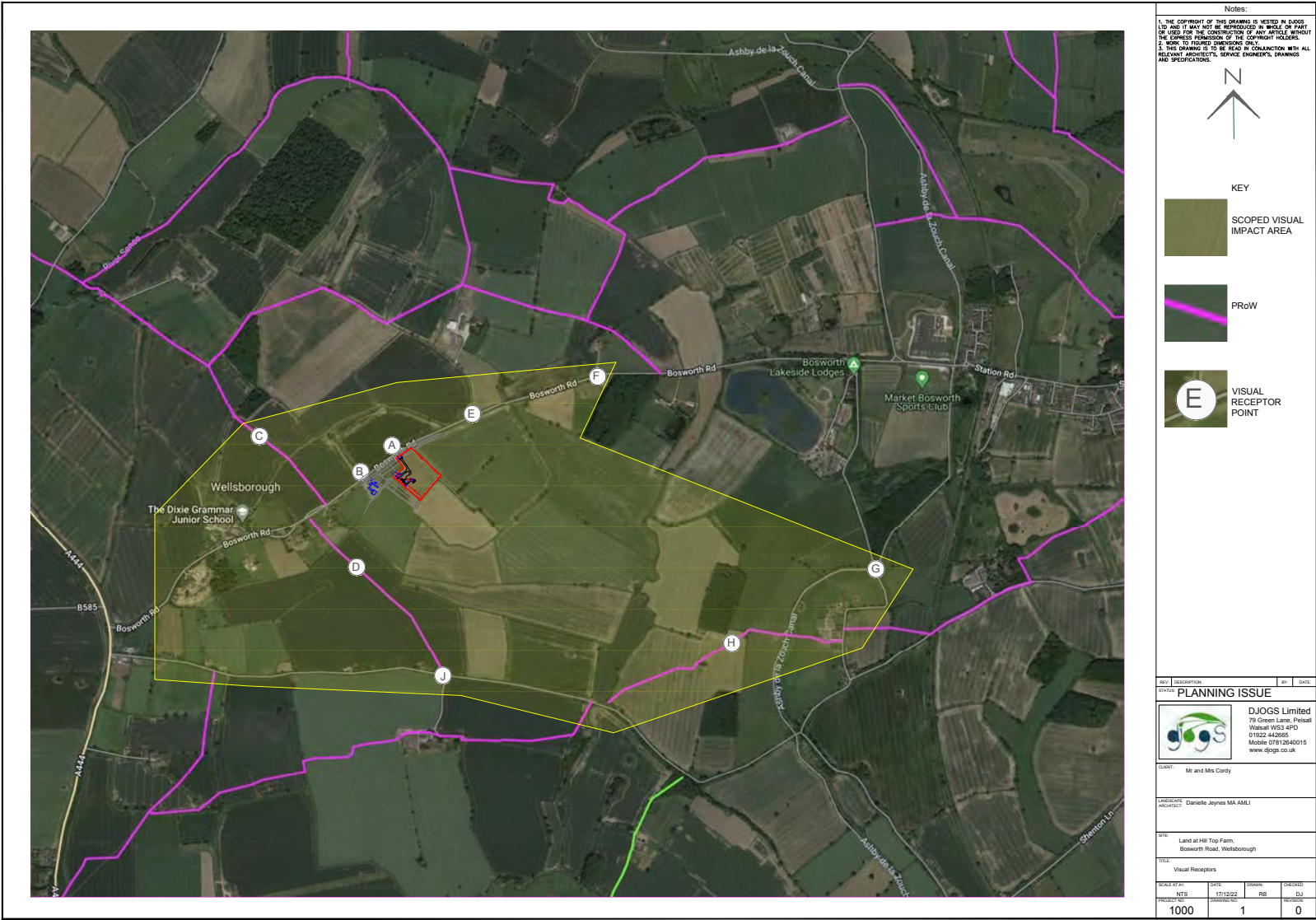


Figure 5.2a Visual Impact Scoping Area and Scoped Visual Receptors



A - View from Bosworth Road into entrance: Far views available towards southeast



B - Travelling Northeast on Bosworth Road site entrance on right next to ash tree.



C - View from PROW S98 site entrance visible sight line partially obscured by ridgeline



D – View from PRoW S98 SW of site. Site obscured by ridgeline



E - View from Hoo Hills Farm entrance looking northwest along Bosworth Road. Hill Top Farm visible on ridgeline with site in front of this



F – Entrance to The White House, Bagworth Road with woodland near Hornsey Rise and properties south of Bagworth Road visible. Site in front of these



G - View from Ashby Canal, Tinsel lane. Wellsborough ridge visible but site no discernible



H - View from Ashby Canal, Tinsel lane. Wellsborough ridge visible but site no discernible



J – View from Tinsel Lane/PRoW S98 low ridge and landscape trees in valley partially obscure site

Analysis of Impacts

Visual Receptor and sensitivity	Component Potentially Impacted	Assessed Sensitivity	Potential Impact by Proposed Development and Magnitude	Magnitude of change	Significance of Impact
A + B Bosworth Road near to site	NCA72 LCT G Motorists SPNP policies S1	Moderate sensitivity (rural road) x moderate numbers = moderate	Strong hedge reduces the visibility of the site. The proposed new gated entrance will be visible from the road with a change from rural to urban	low	moderate sensitivity x low magnitude = low-moderate significance
C footpath S98 north of Bosworth Road	NCA72 LCT G SPNP policies S1, S2 and S3 Walkers	High sensitivity (PRoW) x low numbers x partial view = moderate	Important view across the valley from the PRoW with site within the frame. The topography, new tree planting and existing infrastructure will obscure much of the building with new tree planting the most visible change	Low	Moderate sensitivity x low magnitude = low-moderate significance
D footpath S98 south of Bosworth Road	NCA72 LCT G SPNP policies S1, S2 and S3 Walkers	High sensitivity (PRoW) x low numbers x partial view = moderate	Important view across the valley from the PRoW looking SE, site outside of the important view. The topography, new tree planting and existing infrastructure will obscure much of the building with new tree planting the most visible change	Low	Moderate sensitivity x low magnitude = low-moderate significance
E Bosworth Road (Hoo Hills farm entrance)	NCA72 LCT G SPNP policies S1 Motorists Residents and visitors, Hoo Hills farm	High sensitivity (rural residents and farm workers) x low numbers = moderate	Partial distant view of the new dwelling as seen through the tree planted landscape	Negligible	Moderate sensitivity x negligible magnitude = low significance
F Bosworth Road (The White House Entrance)	NCA72 LCT G SPNP policies S1 Motorists Residents and visitors	High sensitivity (rural residents) x very low numbers = moderate	Partial distant view of the new dwelling as seen through the tree planted landscape	Negligible	Moderate sensitivity x negligible magnitude = low significance

G Tinsel Lane (Ashby Canal bridge)	NCA94 LCT G and LCT C Bosworth Parkland boundary Market Bosworth CP Motorists and road users	High sensitivity (rural road) x low numbers = moderate	Insignificant distant view of the new dwelling as seen through the tree planted landscape	Negligible	Moderate sensitivity x negligible magnitude = low significance
H Footpath S72 (Market Bosworth CP)	NCA94 LCT G Market Bosworth CP Motorists and road users	High sensitivity (PRoW) x low numbers x insignificant view = moderate	View across valley towards Wellsborough from poorly used PRoW partially obstructed by topography, small copses, spinneys and hedgerow trees	Negligible	Moderate sensitivity x negligible magnitude = low significance
J Tinsel Lane/S98 Footpath	NCA72 LCT G SPNP policies S1, S2 Walkers	High sensitivity (rural road) x low numbers = moderate	Partial distant view of the new dwelling as seen across the open valley. Partially obscured by topography however building is two storeys on rear (south facing) elevation providing increased presence in the landscape	Low	Moderate sensitivity x negligible magnitude = low significance
KEY	BOLD TEXT	Moderate to very high significance requiring further investigation and mitigation			

6.0 Mitigation

6.1 Landscape Receptor areas

The assessment found no significant impacts of moderate or higher identified in section 5.1 except impact of urbanising features (dwelling, non-native tree and garden planting, gated entrance). Therefore, one impact is above the threshold set in the method set in section 1.2 and requires additional mitigation.

Assessing the Residual Significance of Effects

Receptor element	Nature of Receptor	Current Condition	Effect before mitigation	Significance	Required mitigation	Residual Significance
Hinckley and Bosworth Landscape Character Assessment (LUC 2017). Character Type G Sence Lowlands.	A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.	Wellsborough small linear settlement along Bosworth Road. No established settlement boundary. Good conformity	Settlement extended east into 'open countryside' No established settlement boundary to expanding village	Moderate negative negligible positive	Landscape design to ensure integration into countryside by use of locally native species and semi natural planting techniques.	Low negative and positive
	Development pressures: Increasing development pressures in the area, not only to construct new buildings but also in redeveloping smaller houses into large single dwellings. Incremental changes are also changing the character of the rural villages e.g. entry gates, security lighting. key consideration for any development. Settlement edges should continue to be integrated within the rural landscape setting with strengthened hedgerows and woodland planting providing containment.	New 20 house development on former care home within settlement creating sharp contrast with open countryside to the south and west. Settlement to east adjacent to the site integrated with countryside. The settlement has no boundary it is therefore considered in open countryside. 20 new dwellings suggest provide a significant expansion of Wellsborough High sensitivity reduced to moderate by new development.	New dwelling designed to integrate into countryside with strengthened hedgerows and tree planting. New entry gates. Additional planting some planting urban or parkland in style. Moderate sensitivity x low magnitude x cumulative impact	Moderate negative	Use of native species, inclusion of local heritage fruit varieties in orchard. Translocation of meadow species from local donor field e.g. Sheepy Fields or Kendall's Meadow SSSIs. Use of rural boundary materials, including post and rail or estate fencing, hedges and red brick/off white render where this is practical. Precedents include entrance to 'The White House' and 'The Lake House' Bosworth Road. Alternatively set gates back from highway to reduce visual presence on the highway.	

Sheepy Parish Neighbourhood Plan (SPNP)	Policy S1 Countryside	Wellsborough has no settlement boundary therefore is considered as within open countryside. 20 new houses at Hornsey Rise has impacted the local openness reducing quality of local rural character.	The proposed development is on mostly greenfield site and in 'open countryside' Cumulative impact with other development. May be considered sustainable in countryside as 'C Dwellings in accordance with policy S10'. High sensitivity x low magnitude x cumulative impact	Moderate negative	Landscape design to ensure integration into countryside by use of locally native species and semi natural planting techniques. Use of native species, inclusion of local heritage fruit varieties in orchard. Translocation of meadow species from local donor field e.g. Sheepy Fields or Kendall's Meadow SSSIs	Low negative and positive
	Policy S8: Design	Development proposals should be designed with evident care so as to satisfy the stated parameters	The design responds positively to the stated parameters B to G. the design does not use characteristic materials of the settlement. High sensitivity x low magnitude x positive and negative impact	Moderate positive x negative	Landscape design to ensure integration into countryside by use of locally native species and semi natural planting techniques. Use of rural boundary materials, including post and rail or estate fencing, hedges and red brick/off white render where this is practical. Precedents include entrance to 'The White House' and 'The Lake House' Bosworth Road. Alternatively set gates back from highway to reduce visual presence on the highway.	Low negative and high positive

Bold lettering indicates elements that require additional mitigation and/or investigation

6.2 Visual Receptors

The assessment found no significant impacts of moderate or higher identified in section 5.1. Therefore, there are no impacts above the threshold set in the method set in section 1.2 and requiring additional mitigation. However, impact can be further reduced through the introduction of screen planting near to the north boundary reducing visual impact when viewed from the north.

Assessing the Significance of Effects (*Bold lettering indicates elements that require additional investigation and/or mitigation*)

Receptor element	Nature of Receptor	Current Condition	Effect before mitigation	Significance	Required mitigation	Residual Significance
A + B Bosworth Road near to site	NCA72 LCT G Motorists SPNP policies S1	Moderate sensitivity (rural road) x moderate numbers = moderate	Strong hedge reduces the visibility of the site. The proposed new gated entrance will be visible from the road with a change from rural to urban	moderate sensitivity x low magnitude = low- moderate significance	Use of locally characteristic materials e.g. red brick, off white render, estate fencing, post and rail. Precedents include entrance to 'The White House' and 'The Lake House' Bosworth Road. Alternatively set gates back from highway to reduce visual presence on the highway.	Negligible positive and negative
C footpath S98 north of Bosworth Road	NCA72 LCT G SPNP policies S1, S2 and S3 Walkers	High sensitivity (PRoW) x low numbers x partial view = moderate	Important view across the valley from the PRoW with site within the frame. The topography, new tree planting and existing infrastructure will obscure much of the building with new tree planting the most visible change	Moderate sensitivity x low magnitude = low- moderate significance	Planting of native tree and shrub to create screening and soften building impact on views from Bosworth Road, PRoW S98	
D footpath S98 south of Bosworth Road	NCA72 LCT G SPNP policies S1, S2 and S3 Walkers	High sensitivity (PRoW) x low numbers x partial view = moderate	Important view across the valley from the PRoW looking SE, site outside of the important view. The topography, new tree planting and existing infrastructure will obscure much of the building with new tree planting the most visible change	Moderate sensitivity x low magnitude = low- moderate significance		

7.0 Summary, Recommendations and Conclusion

7.1 Summary

1. The property is 2.17ha. An application by Mr and Mrs Cordy, the Clients for a single dwelling on a 0.98ha section of the site has been refused by HBBC for 4 reasons including landscape and visual impact on the open countryside.
2. DJOGS Ltd have been instructed by the Clients to provide a Landscape and Visual Impact Assessment to inform design and support a resubmission of the application

3. The Client proposes a change of use of 0.98ha from equestrian to domestic dwelling. The proposed layout requires the planting of internal hedging and trees, access road, entrance gate and solar pv array.
4. The site is adjacent to Bosworth Road (B585) which runs from Sheepy Magna to Market Bosworth.
5. The site is east of Wellsborough settlement which has no designated settlement boundary but whose core is centered around Bosworth Road some 780m west of the site. There are scattered farms and dwellings along the south of Bosworth Road between the settlement core and the site. Archeological evidence shows Wellsborough is a shrunken village and would have been larger than it currently is today. A recent study by the University of Leicester shows faint ridge and furrow within the site concluding the site was within the village hinterland.
6. The immediate area conforms to the landscape character types NCA72 Mease/Sence lowlands and HBBC Landscape Character Area Type G, Sence lowlands due to its gently rolling and open mixed farmland with extensive views.
7. The site is within Sheepy Parish which is predominantly rural in character. The Parish has provided a Neighbourhood Plan which has a number of policies pertinent to the proposed new dwelling.
8. The rural landscape is of high quality with little visual intrusion by incongruous features. The core of Wellsborough consists of family dwellings of no architectural worth. There are several higher value traditional red brick buildings including grade II listed building that set the local vernacular. There are several large single dwellings within extensive grounds along Bosworth Road that influence the landscape character. The proposed development conforms to this pattern.
9. The new dwellings at Hornsey Rise are built on the site of a local non-designated historic environment asset. They have a significant visual presence when seen from Bosworth Road and across the valley from Tinsel Lane and public right-of-way S98. Wellsborough has no settlement boundary and is therefore deemed part of the open countryside. The development at Hornsey Rise has had a significant impact on the 'open countryside' creating a significantly larger settlement.
10. No ecological designations or features will be significantly impacted by the development. The site is low diversity semi-improved grassland with mixed native hedges. Some of the grassland will be lost for development and hedge either side of the widened entrance, however much will be retained and enhanced as will the hedges.
11. Nine views were identified with three found to have moderate negative impacts. This impact can be mitigated by a revised landscape plan and reduced to no significant impacts. Other views are distant, screened and insignificant.
12. The proposed development will cause the loss of semi-improved grassland and the introduction of domestic features including dwelling house, driveway, ornamental gardens, 132no 1m x 1.7m photovoltaic panel array as well as countryside related features and enhancements to create hedged paddock, orchard and meadow areas.
13. Assessment of landscape impacts found the development of the site to provide a new dwelling will result in the loss of 0.98ha of countryside to settlement and will thus have an impact on the sensitive rural landscape. However, the provision of a high quality and innovative design incorporating sustainable features will comply with the SPNP Policy

S10 (E) “*other circumstances as set out in NPPF paragraph 80*” if the design is of exceptional quality. As the proposed dwelling will be the first ‘off-grid’ passiv haus build within the borough and it incorporates cutting edge technologies it would appear to satisfy this.

14. The 100% off-grid design with super insulated walls and windows, onsite energy and heat generation and flood attenuation features make the project a sustainable design. The location on the south facing ridge to maximize solar gain and the electric car in the power grid of the house are elements integral to the design. The use of the electric vehicle to access services is part of the sustainability credentials of the project.
15. The landscape design incorporates non-native tree and shrub species, which although having value as ornamental specimens in a domestic setting provide some urbanizing aspects.
16. The proposed stone wall entrance does not use locally distinctive styles but does provide continuity with the design. A similar size property (The White House) 870m to the east has metal gates off white rendered/red brick pillars which use the local materials. A similar use of material would satisfy guidelines within SPNP policy S8 (Design) for the road frontage
17. The choice of materials for the main buildings is related to the technical design of the build which is fundamental to the project. The exterior is predominantly grey stone, large full height windows and flat roof. The style and material use are not characteristic to the area however to achieve ‘*exceptional design*’ it is necessary to introduce features that are functionally and therefore visually different.
18. The architectural layout uses the natural topography of the land creating single storey building at the front and side dropping to create a lower ground floor when seen from the south. The larger southern elevation maximizes the passive solar gain as well as views for the residents across the landscape.
19. The layout of the property grounds with flowering cherry entrance, planted rhododendron, ornamental planting around the building. The retained and made-up grassland will be enhanced with wildflower seed and native tree and shrub planting to create parkland type landscape. Two fishing ponds and a reed bed will also be created. The water features will also result in the loss of areas of existing grassland. The use of non-native species will add an unnecessary urbanizing feature.
20. Ash is specified as a main tree species. Although locally native use of this species is not currently recommended due to biosecurity risk of introduction or spread of ash die back to existing ash in the landscape.

7.2 Recommendations

1. Replacement of ash and non-native species including flowering cherry and rhododendron with native species e.g. bird cherry, floriferous and fruiting shrubs e.g. gorse and broom, hazel, spindle, buckthorn, wild privet and dogwood.
2. Set back or revise the gated entrance to use locally distinctive materials

3. Revise planting to ensure softening of visuals when seen from the south
4. Include local fruit varieties in the orchard e.g., Leicestershire heritage apple varieties
5. Use local donor site for grassland enhancement e.g. Sheepy Fields or Kendall's Meadow SSSI through green hay translocation techniques would provide a positive impact on local biodiversity and landscape quality. The retained grassland should not be ploughed

7.3 Conclusion

The proposed project is innovative and sustainable design for which the location is fundamental to the design and function. It is unlikely that a suitable site would be available within local settlement boundaries. The local landscape is of high quality with extensive views including one noted as an important view in the SPNP. Large single dwellings in extensive grounds, often visually prominent, is a character of the landscape off Bosworth Road. In this respect the proposed development is more appropriate in the landscape than the recent development at Hornsey Rise.

The design makes full account and use of the landscape topography to achieve the required solar gain and amenity for residents. The solar panels will not cause glint or glare for residents or countryside users. There will be a visual presence of the new dwelling when seen from points along Bosworth Road, Tinsel lane and footpath S98. The presence will be partially screened and softened by topography, existing and new green infrastructure and by distance. Landscape changes will reduce the visual and landscape impact of the new dwelling and provide significant positive impacts that will outweigh residual negative impacts.

Review of stated reasons for refusal

Reason for refusal	Assessment	Conclusion
<i>1. The application proposes residential development in a prominent location outside of any defined settlement boundary and within the countryside on an area of landscape which positively contributes to the important rural character of the area. Built development in this location would detrimentally erode the countryside character identified by Neighbourhood Plan. The proposed development would have adverse impact on the landscape and visual character of the area and does not protect the intrinsic value, beauty and open character of this countryside location, contrary to Core Strategy Policy 12 of the Core Strategy, Policies</i>	The local landscape character is of high quality with long views across predominantly mixed farmland open countryside. The character along Bosworth Road includes a number of large, prominent single dwellings in their own grounds. The proposed new dwelling conforms and contributes to this pattern. The settlement at Wellsborough has no designated boundary and is therefore deemed as in the	The proposed development position and layout will not detract from and will contribute positively to the local landscape type along Bosworth Road. The landscape quality is lower than the surrounding farmland within the Wellsborough core

<i>DM1, DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and Policies S1, S8 and S10 of the Sheepy Neighbourhood Plan.</i>	countryside. It includes properties that do not contribute positively or detract from the landscape quality including road frontage properties and the new Hornsey Rise development.	due to existing and recent dwellings
<i>2. The site is located within the rural area and this is not a sustainable location. It is isolated from any settlements and the Core Strategy does not direct housing growth to isolated countryside locations. This location would be heavily reliant on the use of the private car for trips to shops, services and work/school as the immediate area has no facilities. Therefore the proposal is contrary to paragraph 79 of the NPPF which states that housing should be located where it will enhance or maintain the vitality of rural communities. The harm identified through the unsustainable location of development is not outweighed by the Borough's lack of a 5-year housing land supply.</i>	The location of the new dwelling is essential to the innovative design and would not be easily (if at all) replicable within established settlement boundaries. The ability to generate power for electric vehicles make the location sustainable in all aspects	The location is sustainable for the proposed passiv haus design due to integration of power generation including for the private vehicles
<i>3. The proposal has failed to adequately demonstrate that the site does not contain archaeological remains of significance and therefore the scale of harm and the effect on the significance of any non-designated heritage asset cannot be determined, contrary to Policy DM13 of SADMP and Paragraph 201 and 205 of the NPPF.</i>	The archaeological survey by University of Leicester has addressed this issue separately. There will be no impact on designated or non-designated historic assets	No harm likely
<i>4. The proposal for photovoltaic panels is contrary to the requirements of Policy S4 of the Sheepy Neighbourhood Plan as it is not going to be installed on previously developed (brownfield) or non-agricultural land. The panels would therefore have a significant detrimental effect on the character and appearance of the countryside.</i>	The solar pvs will be installed on the ground and within domestic enclosure. The solar pvs are intrinsic to the innovative design and are therefore necessary within the project. The array will not have a significant visual impact on the countryside	Policy S4 is satisfied

It is therefore my conclusion that the landscape and visual impact of the development will be nil to low adverse and negligible to moderate positive giving an overall negligible positive impact and, providing recommendations within 8.2 are fully implemented, the development can proceed as proposed without significant harm and with some gain to the local landscape and visual amenity

APPENDIX A: REFERENCES AND ON-LINE SOURCES

British Geological Survey (2016) Interactive map. <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

DEFRA (2020) *MagicMap Interactive Application* <https://magic.defra.gov.uk/magicmap.aspx>

GURNEY, BEN (2017): Hinckley and Bosworth Landscape Character Assessment. LUC, London

JNCC Bredon Hill SAC <https://sac.jncc.gov.uk/site/UK0012587>

NATURAL ENGLAND (2013) *NCA Profile: 72: Mease/Sence Lowlands*

NATURAL ENGLAND (2013) *NCA Profile: 94: Leicestershire Vales*

HBBC (2022): *Sheepy Parish Neighbourhood Plan Review: Made May 2022*

TUDOR, CHRISTINE (JUNE 2019): *An approach to landscape sensitivity assessment – to inform spatial planning and land management*. Natural England

WORCESTERSHIRE COUNTY COUNCIL *Landscapes of Worcestershire* http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape_character_assessment

YOUNG, ALAN (Project Manager), *et al* (2007). *Department for Transport Manual for Streets*. Thomas Telford Publishing, London.

Inclusive Mobility. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf

NATIONAL INFRASTRUCTURE DIRECTORATE (January 2013) *Habitat Regulations Assessment for nationally significant infrastructure projects – Version 4*. The Planning Inspectorate, Bristol

MINISTRY of AGRICULTURE, FISHERIES and FOOD (October 1988) *Agricultural Land Classification of England and Wales*.

<http://webarchive.nationalarchives.gov.uk/20130402151656/http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alcl-guidelines-1988.pdf>