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LANDSCAPE & VISUAL IMPACT ASSESSMENT

Client

Bloor Homes

Project

Newbold Verdon 3

Date

April 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	SJL/14/02/25	SGL/OFD /21/02/25
A	Draft	SJL/05/02/25	SGL/OFD/07/03/25
B	Final	SJL/26/03/25	OFD/AJK/26/03/25
C	Final	SJL/15/04/25	AJK/17/04/25
D	Final	SJL/28/04/25	SLS/28/04/25

1.0 INTRODUCTION

1.1 This Landscape and Visual Impact Assessment (LVIA) has been carried out the for the erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works by FPCR Environment and Design Ltd (FPCR). The purpose of this LVIA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (2508709.11.03D - Framework Plan) and Design and Access Statement (DAS).

1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

1.3 Figures 1 and 2 show the location and context of the site. The site is comprised of a single agricultural field to the northwestern edge of Newbold Verdon.

Proposed Development

1.4 The proposed development is for the erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works.

2.0 METHODOLOGY

2.1 This LVIA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development…

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development. This scheme is not EIA development, and judgements on significance are not therefore required,

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.

2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).

2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).

Loss of mature or diverse landscape elements, features, characteristics, aesthetic or perceptual qualities.

Effects on rare, distinctive, particularly representative landscape character.

Loss of higher-value elements, features, characteristics, aesthetic or perceptual qualities.

More significant

Less significant

Loss of new, uniform, homogeneous elements, features, characteristics, qualities.

Effects on areas in poorer condition or degraded character.

Loss of lower-value landscapes.

2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)[1], or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site`s landscape and visual characteristics.

2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.

2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

[1] Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

2.20 In terms of size or scale, the magnitude of visual effects takes account of:

- "The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses" (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate

- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".

3.4 Paragraph 188 advises that:

3.5 "*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*".

3.6 Paragraph 189 goes on to add:

3.7 "*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And*

3.8 "*The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*"

3.9 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

3.10 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Hinckley and Bosworth Borough Council Local Development Framework Core Strategy (December 2009)

3.11 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVIA process:

Policy 20: Green Infrastructure

"The implementation of the Green Infrastructure Network as outlined on the Key Diagram is a key priority of the council. To assist delivery of this plan, the following strategic interventions will be supported:

…North Eastern Zone

- *Tourism Support - Continue to develop relationships with the National Forest, Stepping Stones Project and the Charnwood Forest to enable the continued implementation of these initiatives. Protect existing access routes and create physical connections between settlements and the National Forest and Charnwood Forest areas to increase the potential for tourism income and protect existing assets from possible overuse as a result of growth within and outside the borough. Promote the settlements within the National Forest (Markfield, Thornton, Stanton Under Bardon and Bagworth) and on the fringe (Groby, Ratby, Newbold Verdon, Desford, Barlestone and Nailstone) as 'gateway' villages to the National Forest…"*

Hinckley & Bosworth Borough Council – Site Allocations and Development Management Policies (2016)

3.12 The following policies are relevant to landscape and visual matters and the site.

Policy DM4: Safeguarding the Countryside and Settlement Separation

"To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development."

3.13 The Policy goes on to state that development in the countryside will be considered sustainable where a series of points are met. The policy outlines points a to e, none of which are relevant in terms of landscape visual or character. It goes onto list a series of points i to v, the relevant points have been listed below.

"i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside…"

"ii) It does not undermine the physical and perceived separation and open character between settlements"

Policy DM10: Development and Design

The points below taken from this policy are of relevance for landscape and visual matters.

Developments will be permitted providing that the following requirements are met:

"…C) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

E) It incorporates a high standard of landscaping where this would add to the quality of the design and siting."

Hinckley & Bosworth Local Plan 2020-2041 (Regulation 18, July 2024)

3.14 The emerging new local plan is currently at Regulation 18 stage with the consultation period ending in September 2024.

3.15 The emerging new Local Plan (Hinckley & Bosworth Local Plan 2020-2041) includes the following draft policies: SP20 Green Infrastructure, SP27 Landscape Character, SP08 High Quality Design.

SP08 High Quality Design

3.16 The following has been extracted from the draft policy;

"Development will be supported where the following requirements are met:…

…d) The development complements or enhances the character of the surrounding area with regards to scale, layout, density, massing, design, high quality materials and architectural features;…"

SP20 Green Infrastructure

"…d) The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment and its biodiversity; Green infrastructure proposals should provide a sense of place and be accessible green spaces which support active lifestyles and promote traffic free routes which attract people from all backgrounds and age groups;…"

SP27 Landscape Character

"Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:

a) Where appropriate, incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study;

b) Protect and enhance the character and qualities of the local landscape through appropriate design and management;

c) Make provision for the retention and enhancement of features of landscape importance;

d) Where appropriate, provide landscape mitigation; and

e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be submitted…"

Newbold Verdon Draft Neighbourhood Plan 2022-2039 – Pre-Submission Version October 2021 (Now withdrawn)

3.17 The pre submission version of the Neighbourhood Plan 2018-2036 was formally published as part of the Regulation 14 consultation on 4th August 2020. This document is the version submitted to the Hinckley and Bosworth Council for review in 2020. However, a pre submission plan has not been submitted to the council or progressed to an examination stage. This plan has been withdrawn as is undergoing revision.

3.18 There were policies within the pre submission plan which have relevance to the site in question, in relation to Landscape Character (Policy ENV5), safeguarding of important views (ENV6) and Footpaths and bridleways (Policy ENV7). It is worth noting that View 2, as part of Policy ENV6 Safeguarding of Important views, has been considered and covered within our photo viewpoint figure set.

Supplementary Planning Documents

Hinckley and Bosworth Borough Council - Green Infrastructure Strategy (July 2020)

3.19 The supplementary planning document contains a series of Spatial Priority Opportunities, one of which should be recognised when considering the site in question. The document marks the northern edge of the settlement of Newbold Verdon as a Spatial Priority Opportunity to 'Re-wild' roadside verges.

Hinckley and Bosworth Borough Council - The Good Design Guide SPD (2020)

3.20 This document is intended to inform every stage of design development, from initial site appraisal through to submittal of planning applications.

3.21 The document comprises of a series of action points at every stage which aim to shape and inform all planning applications within the borough.

Policy Summary

In summary, the above policies and supplementary planning documents provide a range of policies which must be delivered upon. At a local level relevant policy is limited within the adopted local development core strategy. The site allocations and development management DPD provides more relevant policies which have been listed within previous sections. It is important to note that there are potential, key landscape and visual related policies within the Hinckley & Bosworth Local Plan 2020-2041 (Regulation 18, July 2024) that could be relevant upon/if the document is adopted.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.

4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA 71) 'Leicestershire and South Derbyshire Coalfield'. This NCA stretches from Castle Gresley in the north west to Ratby in the south east and therefore covers a very extensive landscape area . The Key Characteristics for the NCA are:

- *"The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau.*
- *There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges.*
- *The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and has many minor, swiftflowing streams draining the area, for example Saltersford Brook and Rothley Brook. Flooded clay pits and mining have resulted in many subsidence pools or flashes, which in combination with Thornton Reservoir provide valuable open water sites for nature conservation and recreation.*
- *The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.*
- *Small- to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.*
- *Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils. Potatoes are grown in rotation on the heavier soils around Measham and Packington.*
- *There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil. The River Mease SSSI and SAC has internationally important spined loach and bullhead fish and nationally important white-clawed crayfish, otter, and aquatic plants such as water crowfoot.*
- *Rich heritage assets include Ashby-de-la-Zouch medieval castle and industrial heritage including the Ashby Canal and Moira Furnace, one of the best examples of an early 18th-*

century blast furnace. Archaeological assets include a moated medieval village at Desford and the Roman town at Ravenstone.

- *Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone. Locally characteristic around Measham is a double-sized brick of the late 18th century known as the 'Measham gob'. There are many three-storey brickbuilt farmhouses.*
- *The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville.*
- *Around Coleorton, a more dispersed pattern of settlement associated with small-scale bell pit mining of the 13th century, spoil heaps, small fields, a dense network of footpaths and a fine example of historic parkland landscape contribute to the distinctiveness of this part of the coalfield landscape.*
- *The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated with the recreational assets of The National Forest. The Ashby Canal also provides a link to the wider area."*

4.4 The description also states:

4.5 *"That the NCA is well drained and relatively unmodified with a developing woodland character that is heavily influenced by the regeneration initiative of The National Forest."*

Hinckley and Bosworth Borough Council Landscape Character Assessment (September 2017)

4.6 The Hinckley and Bosworth Borough Landscape Character Assessment has been undertaken at a Borough level. It subdivides the landscape into a series of Landscape Character Areas (LCA), Landscape Character Types (LCT) and Urban Character Areas (UCA).

4.7 The site falls entirely within the identified LCT – 'Rolling Farmland'.

4.8 The site lies entirely within the identified LCA D – 'Newbold and Desford Rolling Farmland'.

4.9 The study identifies a series of key characteristics of the 'Newbold and Desford Rolling Farmland' LCA which can be seen below.

1) *"Gently rolling landform rising to the north from the lower lying land around the River Soar.*
2) *Clustered villages of varying size centred on crossroads.*
3) *Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.*
4) *Tree cover is limited, with scattered trees and small linear woodland copses.*
5) *Large to medium sized field pattern defined by single species hawthorn hedgerows.*
6) *Good network of footpaths link settlements.*
7) *Few major roads.*

8) *Open views where hedgerows have been removed, giving an impression of a large scale landscape.*

9) *Electricity pylons and wind turbines are often prominent vertical features in this open landscape."*

4.10 The following extracts are of relevance for the site:

"Natural Influences

The area is predominantly made up of agricultural fields with little ecological value. However a number of rectilinear blocks of deciduous woodland are scattered throughout the landscape, some of which is Ancient Woodland. Charity Fields to the north east of Desford and Manor Farm Meadow on the edge of Brascote Village are also recognised as Local Wildlife Sites for their communities of mesotrophic grassland."

4.11 The study goes onto provide a series of landscape strategies in response to key sensitivities and values.

1) *Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.*

2) *Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular.*

3) *Conserve and enhance pedestrian access between adjacent villages including the recreational and ecological corridor of Rotherley Brook.*

4) *Conserve Mallory Park and its predominantly rural setting.*

5) *Conserve and enhance the long, panoramic views from higher ground of uncluttered skylines and church spires, and consider the visual impact of vertically prominent elements in any new development.*

6) *Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.*

7) *Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features.*

8) *Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences."*

Designations

4.12 Figure 4 illustrates to location of designations. There are no statutory landscape designations within the site or in the surrounding immediate context.

4.13 Newbold Verdon Conservation area lies around 50-100m to the southern edge of the site beyond a field with mature hedgerow and treed boundaries.

4.14 There are a number of listed buildings of varying grade and a single scheduled monument within the immediate context. There is potential partial/filtered views from some of these designations to the south of the site. Refer to figure 4 to see the grade of listed buildings within the immediate context.

Topography

4.15 The following should be read in conjunction with Figure 5.

Context – Landform

4.16 The topography of the site's context is mostly flat with the settlement of Newbold Verdon sitting on a plateau of approximately 135m AOD. To the north landform rises gently to around 165m AOD at Bagworth and Thornton. Land to the east towards Desford begins to fall and become much more undulating with the valley bottom sitting at approximately 90m AOD. Landform to the south follows similar character towards Kirkby Mallory, with undulations.

4.17 To the west, land is a similar elevation to that of Newbold Verdon with Market Bosworth generally sitting at around 130m AOD.

Site - Landform

4.18 Landform within the site is relatively flat at around 135m AOD with very little variation. There is a gentle north to south sloping of approximately 3m from either edge of the site boundary.

Site and Immediate Context

4.19 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

4.20 The site and its immediate context to the north and southwest comprise of arable fields with the settlement edge of Newbold Verdon to the eastern site boundary. To the southwest of the site is a fishpond surrounded by trees and agricultural sheds. The Newbold Verdon conservation area containing a scheduled monument within woodland, the grade I listed Newbold Verdon Hall and a number of grade II listed buildings, including The Church of St James, lie to the south and fall outside of the immediate context separated by their mature landscape setting.

4.21 The site and its immediate context share a number of the key characteristics described within the published landscape character assessments such as the evidence of a good network of public rights of way and limited tree cover present.

4.22 The site differs from the Hinckley and Bosworth Borough Council Landscape Character Assessment in terms of its size, the character assessment notes *"large to medium sized field patterns"* whereas the site evidences a small-scale field parcel, albeit still defined by single species hawthorn hedgerows which is noted within the landscape character assessment. It is also evidenced on site that where there are gaps within hedgerows along the southern boundary edge, views in some places, do extend out into the immediate and wider context to the south.

4.23 A low voltage power line passes through the site and within the immediate context to the north west, there are larger power lines present as a dominant feature within the landscape.

4.24 To the south of the site is a small-scale woodland copse which provides some visual protection to the conservation area.

Site Features

4.25 There are no significant site features to include. There is presence of a low voltage overhead power line intersecting the northern section of the site

Landscape Value

4.26 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

4.27 **Landscape Designations:** The site and its immediate landscape context are not subject to any national, local or other landscape designations.

4.28 **Natural Heritage:** No ecological designations have been identified, the site itself is intensively farmed land and much of its immediate context is similar or settlement edge.

4.29 **Cultural Heritage:** There are no designated heritage assets within the site or within the immediate context. The Newbold Verdon conservation area to the south within a mature landscape setting substantially different in character to the site. There is some intervisibility with the site from the northwestern part of the conservation area, the grade I listed building, and the church tower is visible in the wider landscape. Setting of heritage assets is considered separately in the heritage assessment..

4.30 **Landscape Condition:** Overall the landscape condition is good, with robust, intact hedgerows, presence of individual trees. The site is in keeping with published character assessment classifications.

4.31 **Associations:** There are no known associations of note within the site or its immediate context.

4.32 **Distinctiveness:** The site is not distinct from the surrounding locality in use nor features.

4.33 **Recreational Value:** The site has a single Public Right of Way which runs along the southwestern edge of the site this forms part of a wider network of public rights of way from Newbold Verdon that extend across the immediate and wider context.

4.34 **Perceptual (Scenic):** In scenic terms the site offers little in terms of standout features. It is, to all intents and purposes, part of a wider landscape of open agricultural fields and existing areas of settlement. From the public footpath within the site there are glimpsed views of the Church of St James

4.35 **Perceptual (Wildness and tranquillity):** The site doesn't feel particularly wild or tranquil, there is background noise of traffic associated with the road networks around Newbold Verdon & Barlestone settlements.

4.36 **Functional aspects:** The site doesn't have any specific functional aspect to note further than its use as an agricultural field.

4.37 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium** landscape value. The landscape of the site is influenced by recent development at the settlement edge the site. In terms of landscape features the site is a single arable field containing only peripheral hedgerows and trees, and a single public right

of way along the southwestern boundary edge. The conservation area containing heritage assets, is of higher landscape value but falls outside of the immediate context to the south. Trees around the conservation area form part of the backdrop to the site, the church tower can be glimpsed from the public right of way within the site.

Visual Baseline

4.38 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.

4.39 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on two separate site visits, the first on Thursday 9th January 2025 and the second on Wedneday 19th February 2025. Seasonal differences have been taken into account when determining the visual effects on these receptors. The location of the photographs have also been informed by input from Hinckley & Bosworth Borough Council officers.

4.40 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

4.41 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-20 illustrate the photo viewpoints. They are briefly described below.

Existing Views experienced by Residential receptors near the site

4.42 Views experienced by nearby residential receptors are represented by Photo Viewpoint 9. Views towards the site are filtered heavily or screened entirely by existing development and existing vegetation sitting beyond rear garden fencing.

Existing Views experienced by more distant Residential receptors

4.43 Views experienced by more distant residential receptors are represented by Photo Viewpoint's 4, 8 and 10.

4.44 Residents within Newbold Verdon have views screened by existing development and other intervening features such as vegetation. Residents north of the site and northwest of the site towards Newbold Heath and Barlestone have views filtered by existing vegetation along field boundaries or change within the landform.

Existing Views experienced by users of Public Rights of Way

4.45 Views experienced by users of Public Rights of Way alter dependant on proximity and direction of travel from the site.

4.46 Views experienced by users of PRoW S19/2 users within the site, represented by Photo Viewpoint 6, have clear and unobstructed views of the field parcel, with no intervening vegetation present. Users of PRoW travelling away from the site to the east, S19/1, represented by Photo Viewpoint 7, again have views filtered by intervening vegetation along the field boundary edge.

4.47 Users of PRoW's further to the west and southwest, represented by Photo Viewpoints 1,2 and 3 have less clear views and in most cases, views are filtered almost entirely by existing vegetation or other types of development.

Existing Views experienced by Road users

4.48 Road users experience transient views of the site, typically views are filtered, to an extent, by existing vegetation and topography.

4.49 The clearest views from road users are by users of Bosworth Lane, as this lane runs parallel to the northern boundary edge of the site. From this position partial views are achievable, impeded by the existing tree and hedgerow vegetation which is continuous and mostly unbroken along the eastern edge of the road.

4.50 Road users to the north of the site on Barlestone Road and Newbold Road have glimpsed views towards the site from certain positions, but predominantly views will contain existing vegetation filtering views towards the site, or existing built development in the foreground.

4.51 Views north from Bagworth road are restricted by existing vegetation, existing development and topography.

Summary of Visual Baseline

4.52 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- Views towards the site are mostly achievable for receptors to the immediate south, of which predominantly includes users of Public Rights of Way.
- Road users with the clearest views are that of Bosworth Lane which runs parallel along the northwest edge of the site boundary.
- Views from receptors further than 500m away in all directions begin to have views filtered or screened entirely by existing development, vegetation and topography.
- The most 'visually sensitive' edge is the south/south western edge of the site.

5.0 LANDSCAPE PROPOSALS

Introduction

5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Focus green infrastructure proposals along the south/south western edge as this is the most visually sensitive.
- Retain and enhance the existing field pattern structure and associated vegetation presence to the greatest extent possible.
- Encourage further connectivity through active travel routes for pedestrians in the form of cycleways.
- Further connectivity to the wider settlement of Newbold Verdon and the existing Public Right of Way network. Specifically making use of connections to S19/2 which runs within the southern section of the site and connects back into Newbold Verdon.
- Encourage Sustainable Urban Drainage Features where possible as a drainage and biodiversity opportunity.
- Encourage planting sensitive to the locality and locally occurring species with the introduction of new habitats where possible. Focusing on the south western boundary edge and existing hedgerow as an opportune position to incorporate these features.
- Maximise public open space in relation to development area.
- Additional area of potential school expansion land to act as a landscape buffer to the south eastern edge of the development. The buffer will create opportunities for additional tree cover and woodland planting.

Landscape and Green Infrastructure (GI) Proposals

5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement and Landscape Strategy accompanying the planning application. In summary these proposals include:

- The provision of 3.12 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 37% of the total site area;
- New areas of play provision.
- Large sustainable urban drainage feature to the south section of the site.
- Areas of new public open space punctuated with retained and enhanced vegetation.

- Compensatory hedgerow and tree planting to Bosworth Lane where existing vegetation removal is required to deliver the site access.
- New informal path connections linking proposed development and existing Public Right of Way network.
- A 40-70m green infrastructure corridor along the southwestern edge of the development.
- An approximate 10-20m belt of proposed vegetation along the south western boundary edge, within the green infrastructure corridor.
- Careful consideration in terms of proposed vegetation within the south western green infrastructure corridor to maintain views from the public rights of way within the site, back towards the conservation area edge and associated heritage assets.

5.4 The landscape and GI proposals will establish a robust scheme that responds well to the needs outlined with the relevant landscape character assessment material as well as the visual constraints brought about by the identified, sensitive receptors.

Landscape Management

5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

6.2 Please read Appendix B and C in conjunction with Appendix A for the detailed methodology which sets out how overall sensitivity is reached and overall judgements of effects are culminated.

Landscape Effects

Construction

6.3 Effects at construction, in landscape terms, are **Negligible** at a national scale to **Minor Adverse/Negligible** at Borough scale to **Major/Moderate Adverse** for the site and immediate context scale.

6.4 The scale of the site relative to the study areas within the national and borough wide studies, limit the overall effect at construction stage. In line with the landscape character at a borough scale, features present on site such as existing hedgerows and tree vegetation along the boundary edges are to be retained wherever possible.

6.5 Effects on the site and its immediate context are higher as the scale of change of the proposed development relative to the study area is much larger and the transition from open agricultural field to residential development will alter the character of the site and its immediate context. It is important to note that the proposed development retains, where possible, as many existing features. There will be vegetation removal along the proposed access off Bosworth Lane, however the extent of this will be limited as much as possible and replaced with compensatory planting.

Operation (following Completion)

6.6 At operation, effects remain as **Negligible** at a national scale to **Minor Adverse/Negligible** at a borough wide scale.

6.7 Effects upon the site and immediate context will remain as **Major/Moderate Adverse at** completion, reducing to **Moderate Adverse** in the long term once the proposed new green infrastructure and planting matures that will reinforce/enhance the existing features on site. As this proposed vegetation matures, the proposals will assimilate into the wider fabric of the landscape around the settlement of Newbold Verdon.

Visual Effects

Visual Envelope (VE)

6.8 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.

6.9 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.

6.10 The VE of the proposed development is well contained to the east due to the built extents of Newbold Verdon. It extends northwards in places towards Newbold Heath but is limited by existing vegetation and topography.

6.11 It is relatively more extensive south/south west of the site, extending towards the PRoW's within the fields between Barlestone and Osbaston, but again, visibility is ultimately contained by existing vegetation, topography and built form.

6.12 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

6.13 Effects at construction vary dependant on the receptor. Higher levels of effect are experienced by receptors in closer proximity to the development. The extensiveness of vegetation and topographical variance between most distance receptors and the development has resulted in a range of **Negligible** to **Minor Adverse** effects, representative of receptors B, C, E, K, L and M..

6.14 Effects ranging from **Minor Adverse** to **Moderate Adverse** can be experienced by receptors A, D, G, H, I and J , which are, mainly, public rights of way and residential receptors, in closer proximity to the development where there is a reduction in the level of existing vegetation present.

6.15 **Moderate** / **Major Adverse** effects can be experienced primarily by residents backing onto the proposed development, or public rights of way users within or adjacent to development, such as Receptor F. These receptors will experience, at a minimum, partial views towards the site which will potentially have clearer views of the proposed development.

Operation (following Completion)

6.16 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

6.17 For Receptor A at completion effects will be **Moderate Adverse.** Effects will reduce to **Moderate/Minor Adverse** in the long term. Proposed vegetation and street tree planting will help the development assimilate into the wider views for this receptor, softening the overall impact of the development. Maturing tree canopies and lower level vegetation will aid in the filtering of views towards proposed development.

6.18 For Receptor B effects will reduce from **Minor Adverse/Negligible** at completion to **Negligible** in the long term as planting matures the housing will begin to assimilate into the wider view. Views of the proposed development are already greatly restricted by the level of intervening existing vegetation, as well as the existing development to the north of the proposed development. The maturation of proposed vegetation as part of the scheme will aid the filtering of these achievable views, limiting them to glimpses of rooftops at most.

6.19 For Receptor C effects will reduce from **Minor Adverse** at completion to **Minor Adverse/Negligible** due to the distance from the proposed development and as proposed

planting within the site matures, predominantly along the western edge of the development. New tree planting and canopy will further filter views towards development.

6.20 Receptor D will reduce from **Minor/Moderate Adverse** at completion to **Minor Adverse** as vegetation along the southern edge of the proposed developments begins to mature views will become filtered. The potential school expansion land will also help set the development edge further back from this receptor and provide an additional area of green infrastructure between the development and receptor.

Public Rights of Way (PROW) and Other Footpaths etc

6.21 Receptor E will have effects reduced from **Minor Adverse** at completion to **Minor Adverse/Negligible** due to the presence of proposed vegetation in the form of new woodland and shrub planting within the 40-70m green infrastructure corridor as part of the proposed development.

6.22 Views from receptors along these public rights of way are transient in nature. From many positions along public rights of way to the southwest there are intervening features, such as farm sheds/buildings as well as existing vegetation, between the receptor and the development.

6.23 Receptor F will see a reduced effect from **Major/Moderate Adverse** at completion to **Moderate/Minor Adverse** due to the proposed green infrastructure corridor and associated new planting maturing, increasing the level of screening from these receptors. The robust green infrastructure corridor of between 40-70m will help set back development from the receptor giving it a much more distinctive visual relationship with the exiting development to the north. The proposed mitigation planting within the green infrastructure corridor will be of differing typologies which will aid visual softening at ground and canopy level. Proposed trees at maturity will allow the development to assimilate into the wider, existing scene. Lower level, denser planting along the southern edge will help soften the views from public rights of way closest to the development.

6.24 Receptor G will experience a reduction from **Moderate Adverse** at completion to **Minor Adverse** effects at year 15. Topography, existing vegetation and the existing development to the immediate north of the site, in conjunction with the proposed planting as part of the proposed green infrastructure corridor will help the development assimilate into the wider view. Existing features which bare strong influence over the existing viewing experience from receptors to the west, such as the high voltage over head powerlines, will still be present and dominant within the landscape. Proposed tree planting along the western edge of development in conjunction with hedgerow vegetation along Bosworth Lane will aid the assimilation and softening of the development into the wider view.

6.25 Receptor H will experience a reduction from **Moderate/Minor Adverse** at completion to **Minor Adverse/Negligible** at year 15. Similarly to receptor G, the maturation of proposed vegetation and existing vegetation, along with the topographical change within the landscape will assist in reducing the overall visual effects long term. Proposed tree planting along the streets will help to soften the development and limit views to glimpses of rooftops at year 15.

Roads & Transport Users

6.26 Receptor I will reduce from **Moderate Adverse** at completion to **Moderate/Minor Adverse** in the long term. Proposed screening will help soften the development and allow it assimilate into the

wider view. There will still be a noticeable/visible difference in the views nature due to the proximity of the road in relation to the site. A section of existing vegetation will also be removed to allow access to the site off Bosworth Lane, resulting in some adverse effects initially. The development will be set back from the road behind a new landscaped buffer, comprising of new tree and replacement hedgerow planting. The new tree and hedgerow planting along the frontage to the site will provide an attractive entrance to the development and soften views, reducing long term effects.

6.27 Receptor's J will experience a reduced effect from **Moderate Adverse** at completion to **Minor Adverse** at year 15. Similarly, the proposed planting as part of the green infrastructure proposals will help the development assimilate into the wider viewing context. The receptors visual experience along both Newbold and Barlestone Road remains, largely, contained by existing hedgerow vegetation to the north and south of the lane. Where views do open up between the junction of Bosworth Lane/Barlestone Road and Spinney Farm there are further field boundaries with strong existing vegetation along there edges between the receptor and the development.

6.28 Receptor K will see effects reduce from **Minor Adverse** at completion to **Minor Adverse/Negligible** at year 15. As the proposed planting matures around the peripheries and within the proposed development views, restricted as they are, will become less achievable, reducing the overall level of effect. There is also a higher level of existing development between this receptor and the proposed development to aid the mitigation. The existing residential development to the immediate north of the proposed development greatly restricts any achievable views, these limitations in combination with maturing, proposed, street tree vegetation and periphery vegetation as part of the development will restrict views to that of glimpses of rooftops.

Other Visual Receptors

6.29 Receptors L will experience **Minor Adverse / Negligible** effects initially due to the partial/glimpse nature of the view. As the proposed planting along the southern edge of the development and eastern extents begins to mature, views will become less clear leading to a **Negligible** level of effects. The potential school expansion land will also provide a setback between proposed development and the receptor in question.

6.30 Receptor M will experience **Minor Adverse** effects at completion, reducing to **Negligible** at year 15. Views will become limited as planting proposed within this corridor to the south western edge of the development begins to mature. It is important to note that the proposed planting within the south western green infrastructure corridor will not screen views from the public right of way back towards the conservation area and listed buildings such as The Church of St James, in order to retain, to the greatest possible extent, the visual setting of the heritage assets.

7.0 SUMMARY AND CONCLUSIONS

7.1 The site is located to the north west of the settlement of Newbold Verdon and is comprised of a single agricultural field parcel, bound by existing vegetation along all its boundaries, existing development to the immediate north and Bosworth Lane to the immediate west.

7.2 The proposed development is for the erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works.

7.3 In terms of character, the site lies entirely within National Character Area (NCA) 71 'Leicestershire and South Derbyshire Coalfield'. At a more localised level as assessed within the Hinckley and Bosworth Borough Council Landscape Character Assessment (September 2017) the site lies within the 'Newbold and Desford Rolling Farmland' Landscape Character Area (LCA).

7.4 The site and its immediate context are of Medium landscape value. The site and its wider context are not subject to any national or local designations. At current the site is utilised as arable farmland and at the time of surveying, considered to be in good management. Hedgerows are well maintained along all boundary edges. There is no vegetation intervening the site and the only feature of note is a low volage power line running west to east.

7.5 There is a single public right of way (PRoW) that runs within the site along the southern boundary edge. A series of other PRoWs can be found within the immediate context to the south, south west and west of the site. Views from settlements within the context of the site such as Barlestone, Newbold Verdon, Newbold Heath and Osbaston are limited by existing vegetation along field parcel boundaries, topographical change and existing development. Views of the site are more achievable from the south/ southwest, however these are still greatly limited by the presence of existing vegetation and changes in landform. The most sensitive receptors are PRoW users of the south/southwest of the site due to their proximity.

7.6 Green infrastructure proposals will be primarily focused along the southern, more sensitive, edge of the site. A green infrastructure corridor measuring between 40-70m from the southwestern boundary edge will contain new structural planting as well as enhancement of existing vegetation. This corridor will also contain the SUDs features are form part of the wider POS associated within the scheme.

7.7 The effects rising from the construction period will be short term and will therefore not cause any prolonged landscape or visual harm.

7.8 In the long term, in terms of character, effects upon the published character assessment material at a national level will be negligible. At borough level, effects will be slightly higher at a minor adverse/negligible level. For site and immediate context effects will be moderate adverse as there will be a change to the character of the site due to the proposed development. Mitigation planting and green infrastructure proposals around the south western edge will help mitigate for the proposed development.

7.9 In the long term, in terms of visual effects , the greatest level of effects will be experienced by localised receptors, including users of PRoW's within the immediate context (such as S19/2, S19/1 & S60/1) to residential receptors to the immediate north of the proposed development on Moat Close and White Park Avenue, as well as road users to the west of the site (Bosworth

Lane). New planting and green infrastructure corridor along the south west and western edge of the development will help mitigate the long term effects of the development.

7.10 Long term effects will range from moderate adverse for PRoW users within the site boundary and to its immediate south to negligible from more distant and less sensitive receptors such as road users to the north on Barlestone Road, or receptors of the same level of sensitivity, but will much more distance between themselves and the development, such as users of PRoW R60/1 to the south west.

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N

0 500 1,000 m

Site Boundary

date 19/02/25

drwn/chkd SJL / AJK

client
Bloor Homes

project
Newbold Verdon 3

title
SITE LOCATION

scale 1:20,000 @ A3

number
FIGURE 1

rev -

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N

0 250 500 m

Site Boundary

date 19/02/25

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client
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project
Newbold Verdon 3

title
AERIAL PHOTOGRAPH

scale 1:10,000 @ A3

number
FIGURE 2

rev -

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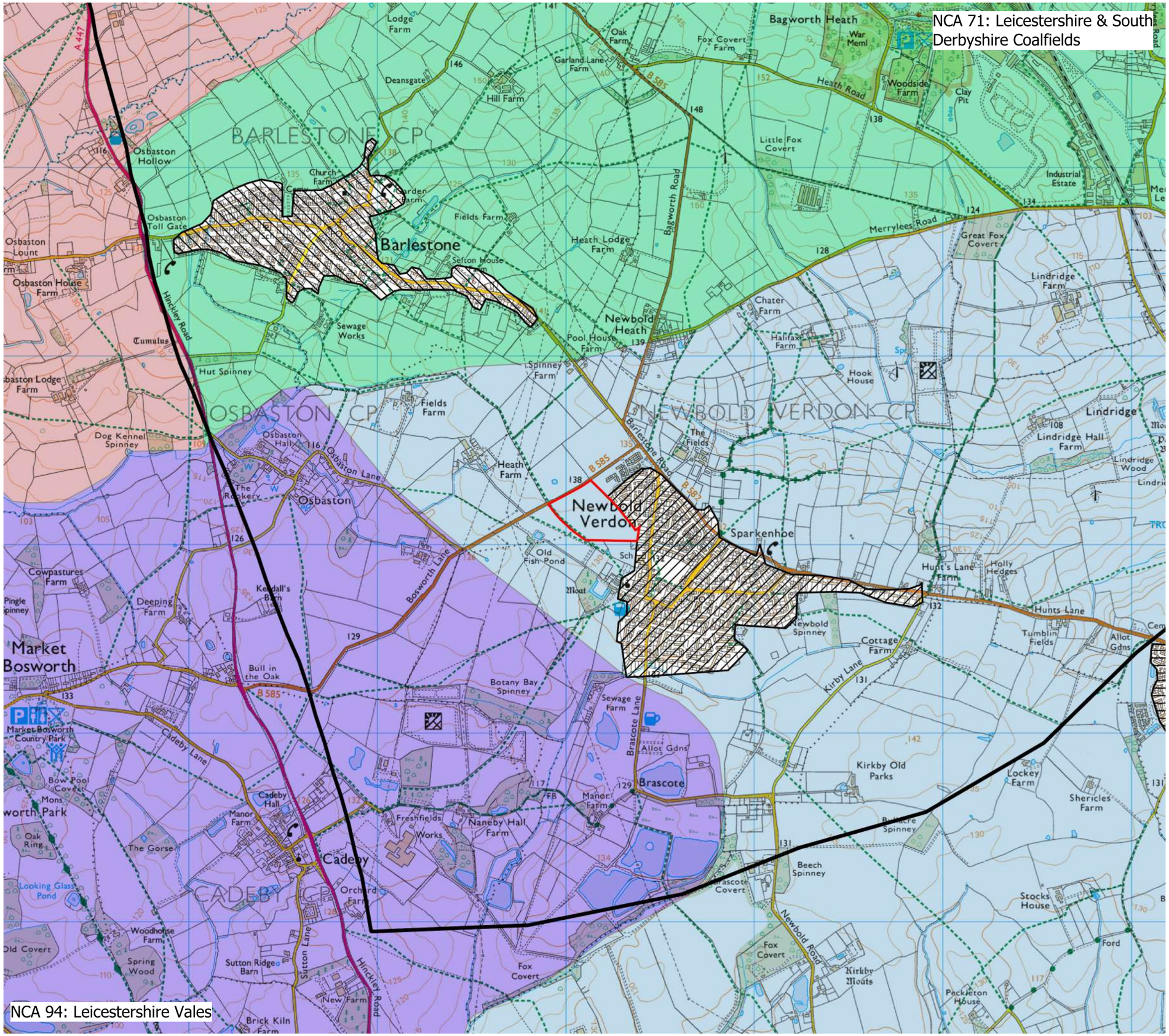

N

0 500 1,000 m

Notes:

National Character Areas identified as labels on plan.

Site Boundary

National Character Areas

Hinckley & Bosworth Borough Landscape Character Assessment (September 2017)

- Barton Village Farmlands
- Bosworth Parkland
- Charnwood Fringe Settled Forest Hills
- Newbold & Desford Rolling Farmland

Urban Character Areas

- Barlestone
- Desford
- Newbold Verdon

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title: **LANDSCAPE CHARACTER**

scale: 1:20,000 @ A3

number: **FIGURE 3**

rev: -

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N

0 500 1,000 m

- Site Boundary
- Ancient Woodland
- Conservation Areas
- Country Parks

Listed Buildings

- I
- II*
- II

Scheduled Monuments

date 19/02/25

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title
DESIGNATIONS

scale 1:20,000 @ A3

number
FIGURE 4

rev
-

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N

0 500 1,000 m

Site Boundary

Topographical Key

- <= 90m
- 90 - 100m
- 100 - 110m
- 110 - 120m
- 120 - 130m
- 130 - 140m
- 140 - 150m
- 150 - 160m
- 160 - 170m
- 170 - 180m
- > 180m

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title
TOPOGRAPHY PLAN

scale 1:20,000 @ A3

number
FIGURE 5

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N

0 250 500 m

Site Boundary

Visual Envelope

Viewpoint Locations

Visual Receptors

A - Residents within development northeast of the site (Moat Close, White Park Avenue)
B - Residents of southern edge of Newbold Heath
C - Residents of Newbold Road (Edge of Barlestone) including farms to the south of Barlestone
D - Residents of Dragon Lane (6 Properties)
E - Users of PRoW's to the south west of the site (S20/1, S20/2, S59/2, S67/1)
F - Users of PRoW's within close proximity to southern edge of the site (S19/2, S60/1, S19/1)
G - Users of PRoW's to the North west/west of the site (S19/3, S18/1, S19/4)
H - Users of PRoW north of the site (R60/1)
I - Users of Bosworth Lane
J - Users of Newbold Road / Barleston Road
K - Users of Bagworth Road
L - Users of Newbold Verdon Primary School
M - Users of The Church of St James

date: 19/02/25
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project: **Newbold Verdon 3**

title: **VIEWPOINT LOCATIONS PLAN**
scale: 1:20,000 @ A3

number: **FIGURE 6**
rev: -

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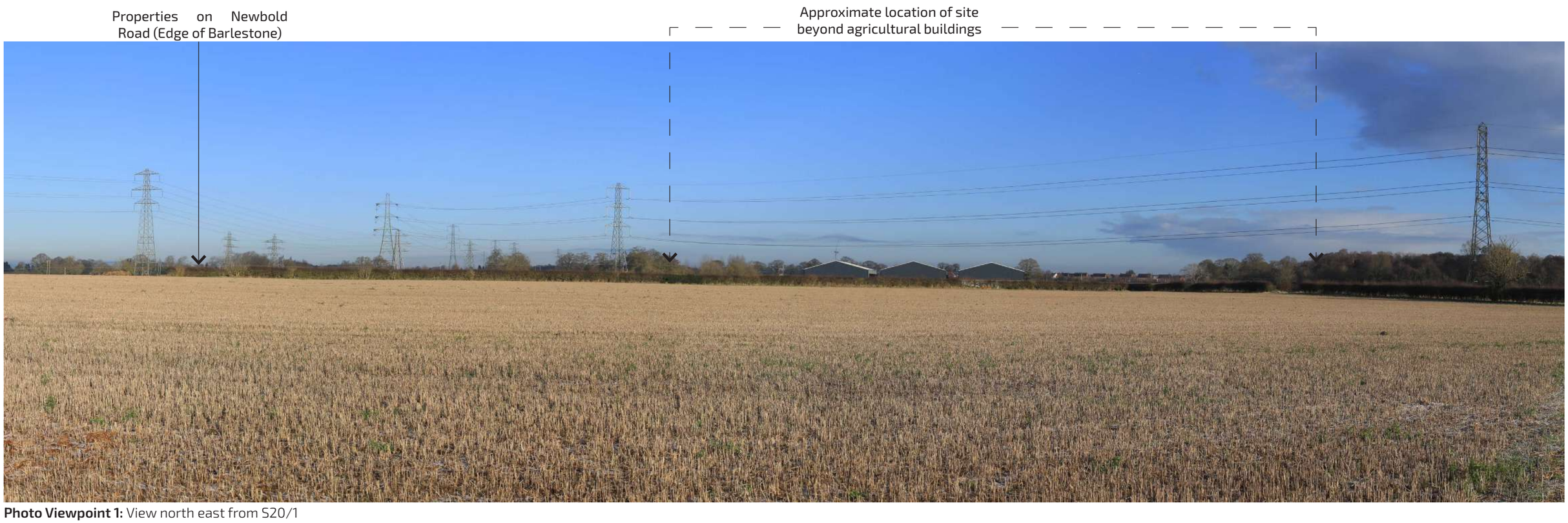

Photo Viewpoint 1: View north east from S20/1

Photo Viewpoint 1

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 10:46
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 030º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 16/01/25 | drwn/chkd SJL / OFD

client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 1

number
FIGURE 7

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Photo Viewpoint 2: View north east from S67/1

Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 11:16
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 030º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 16/01/25 | drwn/chkd SJL / OFD

client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 2

number
FIGURE 8

rev
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Photo Viewpoint 3: View east from S58/4

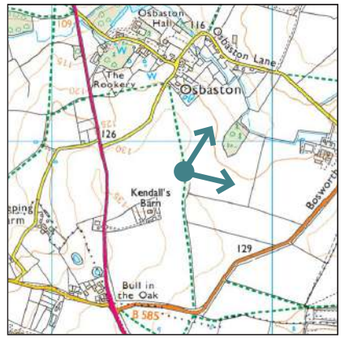

Photo Viewpoint 3

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 11:33
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 070º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date: 16/01/25
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client: **Bloor Homes**

project: **Newbold Verdon 3**

title: **PHOTOVIEWPOINT 3**

number: **FIGURE 9**
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Photo Viewpoint 4: View **south west from Newbold Road (Edge of Barlestone)**

Photo Viewpoint 4

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:13
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 160º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

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client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 4

number
FIGURE 10

rev
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Photo Viewpoint 5: View south east from S19/3 & S18/1

Bosworth Lane PRoW S19/3

Photo Viewpoint 5: Continued.

Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:32
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º/38º
Direction of View: 150º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 16/01/25 drwn/chkd SJL / OFD

client **Bloor Homes**

project **Newbold Verdon 3**

title **PHOTOVIEWPOINT 5**

number **FIGURE 11** rev **-**

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Photo Viewpoint 6: View north from S19/2

Photo Viewpoint 6: Continued.

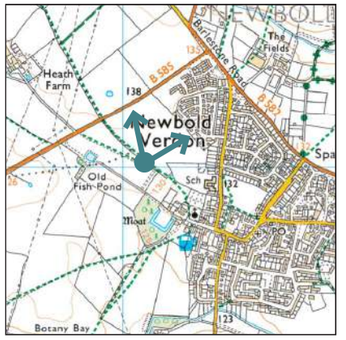

Photo Viewpoint 6

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:39
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º/52º
Direction of View: 020º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date: 16/01/25
drwn/chkd: SJL / OFD

client: **Bloor Homes**

project: **Newbold Verdon 3**

title: **PHOTOVIEWPOINT 6**

number: **FIGURE 12**
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PRoW S19/1

Site

Church of St James Graveyard

Newbold Verdon Primary School Playing Field (Beyond vegetation)

Photo Viewpoint 7: View north west from S19/1 (Edge of Church of St James Graveyard)

Photo Viewpoint 7

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:44
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 350º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

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client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 7

number
FIGURE 13

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Photo Viewpoint 8: View north west from S21/1

Photo Viewpoint 8: Continued.

Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:49
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º/28º
Direction of View: 325º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date: 16/01/25
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client: **Bloor Homes**

project: **Newbold Verdon 3**

title: **PHOTOVIEWPOINT 8**

number: **FIGURE 14**
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Moat Close

Photo Viewpoint 9: View south west from Moat Close (Development north of the site)

Site (Beyond vegetation)

Photo Viewpoint 9: Continued.

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Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 13:20
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º/39º
Direction of View: 230º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 16/01/25 | drwn/chkd SJL / OFD

client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 9

number
FIGURE 15

rev
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Photo Viewpoint 10: View south west from R60/1

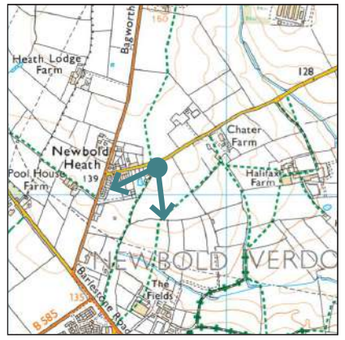

Photo Viewpoint 10

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 13:06
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 210º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

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title
PHOTOVIEWPOINT 10

number
FIGURE 16

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Photo Viewpoint 11: View north west from S20/1

Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 19/02/25
Time: 10:40
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 345º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

drwn/chkd
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client
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project
Newbold Verdon 3

title
PHOTOVIEWPOINT 11

number
FIGURE 17

rev
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Photo Viewpoint 12: View north west from S20/1

Photo Viewpoint 12

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 19/02/25
Time: 10:54
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 30º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

drwn/chkd
SJL / OFD

client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 12

number
FIGURE 18

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Photo Viewpoint 13: View east from S19/3 and S19/2

Photo Viewpoint 13: Continued.

Photo Viewpoint 13

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 19/02/25
Time: 11:20
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 90º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date: 16/01/25
drwn/chkd: SJL / OFD

client: **Bloor Homes**

project: **Newbold Verdon 3**

title: **PHOTOVIEWPOINT 13**

number: **FIGURE 19**
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Photo Viewpoint 14: View south east from S18/1

Photo Viewpoint 14

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 19/02/25
Time: 11:31
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83º
Direction of View: 180º (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
16/01/25

drwn/chkd
SJL / OFD

client
Bloor Homes

project
Newbold Verdon 3

title
PHOTOVIEWPOINT 14

number
FIGURE 20

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Appendix A

Landscape and Visual Impact Assessment – Methodology and Assessment Criteria

Introduction

1.1 The methodology for the Landscape and Visual Impact Assessment (LVIA) undertaken for the proposed development is detailed in the LVIA report. The following information should be read in conjunction with this methodology.

1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

<u>Landscape Value</u>

1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational Value
- Perceptual (scenic)
- Perceptual (wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	**Judged Sensitivity of Landscape** (Refer to Appendix A Methodology for details on how judgements have been reached)			**Judged Magnitude of Landscape Effect** (Refer to Appendix A Methodology for details on how judgements have been reached)		**Description/ Notes**	**Overall Effect at Construction Phase**	**Overall Effect Upon Completion**	**Overall Effect at 15 Years Post Completion**
	Susceptibility to Change **High** **Medium** **Low**	**Landscape Value** **High** **Medium** **Low**	**Overall Sensitivity** **High** **Medium** **Low**	**Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project** **High** **Medium** **Low** **Negligible** **None**	**Where applicable, are the Effects Reversible?** **Yes** **No** **N/A**		**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA 71: Leicestershire & South Derbyshire Coalfield	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The site is small scale in comparison to the vast scale of the NCA it falls within. Some key characteristics within the NCA description can be loosely identified within the site however, due to the limited scale of the site in comparison any effects on the landscape brought about by development will be Negligible in effect.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District									
Hinckley & Bosworth Borough Council Landscape Character Assessment (September 2017) LCA D 'Newbold & Desford Rolling Farmland'	Medium	Medium	Medium	Construction: Low/Negligible Completion: Low/Negligible Year 15: Low/Negligible	No	The site is small in relation to the scale of the study area within the published landscape character assessment. The site falls entirely within the identified character area LCA D 'Newbold & Desford Rolling Farmland'. Elements outlined within the LCA are present within the site such as, • *"Large to medium sized field pattern defined by single species hawthorn hedgerows.* • *Tree cover is limited, with scattered trees and small linear woodland copses."* Evidence of these landscape characteristics are present. The scale of the development within the landscape and its characteristics being typical of that expected within the area justify the judged level of effect.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Minor Adverse/ Negligible
Landscape Character: Site and Immediate Context									

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)

Landscape Receptor and Reference	Judged Sensitivity of Landscape (Refer to Appendix A Methodology for details on how judgements have been reached)			Judged Magnitude of Landscape Effect (Refer to Appendix A Methodology for details on how judgements have been reached)		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change **High** **Medium** **Low**	**Landscape Value** **High** **Medium** **Low**	**Overall Sensitivity** **High** **Medium** **Low**	**Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project** **High** **Medium** **Low** **Negligible** **None**	**Where applicable, are the Effects Reversible?** **Yes** **No** **N/A**		**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse** **Beneficial**
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium - High Completion: Medium - High Year 15: Medium	No	There will inevitably be a change in character for the site and its immediate context as a result of the proposed development with the site altering from agricultural farmland to accommodate a residential development with associated infrastructure and landscaping. Due to the scale of change the effects initially are considered to be moderate / major adverse. Refer to appendix A for our LVIA methodology and assessment criteria. Effects will reduce at 15 years post completion due to the introduction of high quality green infrastructure within the site in the form of a new 40-70m green infrastructure corridor along the south western edge. Within this landscaped buffer there will be retained and enhanced vegetation and new attenuation basins which will help to replenish any lost characterful features such as hedgerow and trees. There will be a loss of some existing vegetation to enable access into the development, however, additional planting will also be sort out to mitigate this loss. Proposed vegetation will be of native, locally distinct origin where possible and will be comprised of various habitat types to increase biodiversity. New meadow grassland will be introduced where possible to maximise biodiversity across the development. Over time as this vegetation matures within the proposed green infrastructure corridor and within the development itself the boundary edges will appear reinforced and wooded in nature. the development will begin to establish and assimilate into the wider landscape setting reducing overall landscape effects.	Major/Moderate Adverse	Major/Moderate Adverse	Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)

Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor (Refer to Appendix A Methodology for details on how judgements have been reached)			Judged Magnitude of Visual Effects (Refer to Appendix A Methodology for details on how judgements have been reached)				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change **High** **Medium** **Low**	**Value** **High** **Medium** **Low**	**Overall Sensitivity** **High** **Medium** **Low**	**Distance from Site Boundary (or Built Development where stated) (approx. m/km)**	**Nature of View** **Full** **Partial** **Glimpse** **None**	**Is the View Temporary or permanent?**	**Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project** **High** **Medium** **Low** **Negligible/ None**		**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**
A (VP9)	Residents within development northeast of the site (Moat Close, White Park Avenue)	High	Medium	High/Medium	Approx. <100m	Partial	P	Construction: Medium Completion: Medium Year 15: Medium/Low	The works associated with the construction process will be visible. Existing vegetation along to the north eastern edge of the proposed development and existing fencing alongside the existing development will help to an extent to reduce the views from ground floor level. Receptors backing onto the northeastern boundary edge, will experience a change in the nature of their views, from that of open field to housing. Effects will reduce to the Moderate/Minor Adverse in the long term. Proposed vegetation and street tree planting will help the development assimilate into the wider view from this receptor, softening the overall impact of the development. The presence of existing boundary vegetation along the majority of the north eastern boundary edge, again, will help soften views.	Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
B	Residents of southern edge of Newbold Heath	Medium	Medium	Medium	Approx. 700m	Glimpse	P	Construction: Low / Negligible Completion: Low / Negligible Year 15: Negligible	The presence of existing vegetation and topography greatly limit the views achievable for these receptors along the southern edge of Newbold Heath. New properties may be glimpsed beyond the newly developed land within the immediate north of the proposed development, however achievable views will be limited to rooftops from this receptor at most. Effects will reduce to Negligible in the long term as housing and proposed planting will begin to assimilate into the wider view. As street tree planting within the proposed development matures the canopies will provide additional filtering to achievable views of rooftops, limiting the overall effect at year 15.	Minor Adverse / Negligible	Minor Adverse/ Negligible	Negligible
C (VP4)	Residents of Newbold Road (Edge of Barlestone) including farms	Medium	Medium	Medium	Approx. 900m	Partial/ Glimpse	P	Construction: Low Completion:	Views towards the development are partial/glimpsed and seen at a distance. There is a high level of existing field boundary vegetation present between these receptors and the existing housing immediately north of the proposed	Minor Adverse	Minor Adverse	Minor Adverse/Negligible

	to the south of Barlestone							Low Year 15: Low/Negligible	development, which largely soften views. Loss of vegetation to form the access from Bosworth Lane will not be seen by receptors from this position as the existing vegetation on the western edge of the lane screen views entirely. Effects in the long term will reduce to Minor Adverse/Negligible, as proposed planting wrapping around the western edge of the proposed development matures and individual tree canopies begin to develop, at year 15 views experienced by receptors will be heavily filtered by new tree canopies and proposed dwellings will only be able to be glimpsed through intervening vegetation.			
D	Residents of Dragon Lane (6 Properties)	High	Medium	High/Medium	Approx. 100m	Partial	P	Construction: Medium / Low Completion: Medium / Low Year 15: Low	The small number of residents along Dragon Lane will experience a change in views due to their proximity to the proposed development and the change from open, agricultural field to housing development. The new development will be filtered in views by existing rear garden vegetation. Proposed vegetation along the southern edge of the development and within the development will begin to mature in the long term, helping soften views and assimilate the development into the wider landscape. The potential school expansion land will increase the set back of any proposed development from this boundary edge which will be reinforced by proposed planting to filter views of new dwellings. There will still be a change to the nature of view achievable by these receptors, albeit primarily from 1st storey windows.	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse
E (VP 1 & 2)	Users of PRoW's to the south west of the site (S20/1, S20/2, S59/2, S67/1)	High	Medium	High/Medium	Between Approx. 600m – 2km	Glimpse	P	Construction: Low Completion: Low Year 15: Low / Negligible	The existing views from these receptors includes the presence of existing development north of the site. As these are transient receptors the views will change depending on intervening vegetation and distance from the site with effects lessening the further away from the site the user goes. Footpaths are mainly situated within open field parcels that are contained along their boundaries by existing hedgerows and occasional trees, which limits views, in places, towards the site. New properties will be visible in places in front of the existing residential development. However the new development will be seen as part of wider views across the landscape. The proposed 40-70m green infrastructure corridor along the south western edge of the site, will help in softening the impact of the development from these receptors. Views will still be achievable at a glimpse from varying positions, however they will be much better assimilated into the wider context of Newbold Verdon.	Minor Adverse	Minor Adverse	Minor adverse / Negligible
F (VP6)	Users of PRoW's within close proximity to southern edge of the site (S19/2, S60/1, S19/1)	High	Medium	High/Medium	Approx. <100m	Full	P	Construction: High / Medium Completion: High / Medium Year 15:	Users of the PRoW within the site boundary experience open and unimpeded views of the site. Users of the PRoW set back from the site have filtered views due to the hedgerow running along the southern edge of the PRoW within the site itself. At construction stage there will inevitably be a change in views for users of this footpath as it falls partially within the development boundary. The	Major / Moderate Adverse	Major / Moderate Adverse	Moderate / Minor Adverse

	Mentioned PROW within site in text specifically							Medium / Low	presence of machinery will cause visual disruption to users. Upon completion there will be clear views of the new residential housing and associated infrastructure set back from the PRoW by landscaping. New housing will be seen in front of the existing and is in context to the existing nature of the views, albeit in closer proximity. As users travel further from the site the proposed development will become filtered by existing field boundary vegetation present, as well as instances of existing farm buildings/sheds, reducing the effects. Effects will reduce in the long term due to the 40-70m proposed green infrastructure corridor and proposed planting. New planting in the form of woodland, shrub and tree planting with high quality landscaping alongside the PRoW will provide some beneficial effects or users and long term effects will therefore be minor adverse for users of this footpath as a whole. The width of the proposed green infrastructure corridor will provide a robust set back between the public right of way and the proposed development edge. Careful placement of proposed vegetation will be needed to ensure that views from the north east corner of the S19/2 footpath maintain views towards the conservation area and associated liste d buildings within.			
G (VP5, VP14)	Users of PRoW's to the North west/west of the site (S19/3, S18/1, S19/4)	High	Medium	High/Medium	Approx. 150-800m	Partial	P	Construction: Medium Completion: Medium Year 15: Medium / Low	Presence of field boundary vegetation between these receptors and the site, reduces the level of intervisibility, however there will be views of the proposed development seen adjacent to the existing residential development to the north of the site. Views will vary for the different PRoW with the new development less visible further from the site due to distance, topography and intervening vegetation at places along the public rights of way to the west, there are large overhead power lines in the foreground of the view which further limit the extents of the proposed development that can be seen. In some places alongside PRoW's there are existing hedgerows present which, in places, filter view. Proposed mitigation planting in the form of new tree planting and enhancement of the existing vegetation such as the hedgerow alongside Bosworth Lane will limit views towards the development further. At current achievable views are partial in nature. As the proposed vegetation matures by year 15, the nature of view will be reduced to glimpse.	Moderate Adverse	Moderate Adverse	Minor Adverse
H (VP10)	Users of PRoW north of the site (R60/1)	High	Medium	High/Medium	Approx. 300-800m	Partial/ Glimpse	P	Construction: Medium/Low Completion: Medium/Low Year 15: Low	Effects will be Moderate/Minor Adverse. The level of existing vegetation between receptors using PRoW to the north of the site greatly limits the level of visual effect experienced. Distance from the site also limits the effect of construction related activity experienced by these receptors. At completion effects will reduce to Minor Adverse. Any residual effects brought about by the construction phase will have ended. Any achievable views from the receptor already have views of	Moderate/Minor Adverse	Minor Adverse	Minor Adverse/Negligible

									existing development between their position and the development. Effects will reduce to Minor Adverse/Negligible. As proposed planting around and within the development matures, views will become less achievable and those in existence will be far better assimilated into the wider built context of Newbold Verdon reducing the overall visual impact experienced by these receptors for the north. As a general note it is worth mentioning that these effects reduce the further north along the PRoW the receptor is to travel as topography begins to become a determining factor in the level of achievable views experienced.			
I (VP13)	Users of Bosworth Lane	Medium	Medium	Medium	Adjacent to site edge (northern)	Full/Partial	P	Construction: High Completion: High Year 15: High/Medium	This receptor is a transient receptor, travelling at speed. Any views experienced will be fleeting, with primary focus being on the road. Effects will be Moderate Adverse at construction. The proposed site access will be directly off Bosworth Lane so within the construction period, visual effects will be heightened due to the presence of machinery and plant moving in and out of the development site. There will be a loss of vegetation along Bosworth Lane as a result of access into the proposed development, resulting in some adverse effects initially. The development will be set back from the road behind a new landscaped buffer, comprising of new tree and replacement hedgerow planting. The views experienced by this receptor already contain a level of development, directly north of the proposed development site. Upon completion, this site will be seen as an extension to an already developed edge of Newbold Verdon. Due to the transient nature of this receptor views of the development will only be seen for a short period as users travel towards and past the site. The proposed green infrastructure corridor and associated planting to the southwestern edge of the site will culminate in a level of visual softening for users approaching Newbold Verdon, along Bosworth Lane, from south west to north east. The new tree and hedgerow planting along the frontage to the site will provide an attractive entrance to the development and soften views, reducing long term effects. At this stage the development will have begun to assimilate itself into the developed context directly north of it.	Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
J	Users of Newbold Road / Barleston Road	Medium	Medium	Medium	Approx. 300-500m	Partial	P	Construction: Medium/Low Completion: Medium/Low Year 15: Low	This receptor is a transient receptor, travelling at speed. Any views experienced will be fleeting, with primary focus being on the road. Receptors using Newbold Road / Barleston Road will have views towards the development which will be more noticeable at the construction phase due to related activities and plant/machinery. The level of existing vegetation along the peripheries of field parcels and the road network between these	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse

									receptors, will limit views as well as the presence of larger overhead power lines within field parcels to the west of the development. New development will be partially visible through existing vegetation in place of existing open fields and will be seen as an extension to the existing settlement edge. Effects will reduce to Minor Adverse in the long term. The presence of new proposed planting along the northern edge of the site will make the development much less noticeable within the wider view. As the vegetation begins to mature along the western edge and within the development itself, the overall visual effect will begin to soften and the development will assimilate with the development to the north.			
K	Users of Bagworth Road	Medium	Medium	Medium	Approx. 500m	Partial/ Glimpse	P	Construction: Low Completion: Low Year 15: Low/Negligible	This receptor is a transient receptor, travelling at speed. Any views experienced will be fleeting, with primary focus being on the road. The presence of existing vegetation along Bagworth Road on the east and western side limits the availability of views greatly. The proposed development and activity on site will be more noticeable from the southern most edge of the road where Bagworth Road adjoins Barleston Road . There is also a presence of existing residential development between this receptor and the site. As the proposed planting matures around the peripheries and within the proposed development views, restricted as they are, will become less achievable, reducing the overall level of effect.	Minor Adverse	Minor Adverse	Minor Adverse/Negligible
L	Users of Newbold Verdon Primary School	Medium	Medium	Medium	Approx. 300m	Partial/ Glimpse	P	Construction: Low Completion: Low Year 15: Negligible	The strong presence of existing woodland planting around the edge of the school playing fields greatly limits intervisibility with the proposed development. It may be possible for views of the top sections of the new properties seen filtered by existing vegetation between the site and receptor. The proposed green infrastructure corridor and buffer to development, and proposed planting will begin to mature and greatly soften views from this receptor reducing long term effects to negligible. The potential school expansion land will provide a generous set back between the site boundary and development edge. Proposed planting along the southeastern boundary will reenforce the screening vegetation already in existence further south against the school land boundary.	Minor Adverse / Negligible	Minor Adverse / Negligible	Negligible
M (VP7)	Users of The Church of St James	Medium	Medium	Medium	Approx. 400m	Partial/ Glimpse	P	Construction: Low Completion: Low Year 15: Low / negligible	From this receptor there are views towards the south western edge of the site which will incur less construction activity and most of this is reserved for Green Infrastructure. There is also a high level of existing vegetation present between this receptor and the development site. Presence of development will be achievable at a glimpse. These will assimilate into a wider scene of existing development which resides to the north of the site.	Minor Adverse	Minor Adverse	Negligible

									The proposed green infrastructure corridor along the southern extent of the proposed development, wrapping around to the southeast will soften the effect on views from this receptor in the long term. But views of the development will be achievable through the canopy in winter months. As planting proposed within this corridor begins to mature reaching heights of between 7-9m approximately, these glimpsed views will be further reduced. Resulting in a change of effects to minor adverse / negligible.			