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LAND SOUTH OF DESFORD

LANDSCAPE & VISUAL IMPACT ASSESSMENT

JULY 2026 | LA5569 LVIA

Quality Assurance

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IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute. The opinions expressed within this document are those of qualified Landscape Architects and Ecological Surveyors, whose professional judgement is relied upon.

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- Appendix 1 Shropshire Landscape Typology
- Appendix 2 Shropshire Landscape & Visual Sensitivity Assessment
- Appendix 3 Visual Assessment Photographs VP1-14



INTRODUCTION

- 1.1. IDP Landscape Ltd are appointed by Bellway Strategic Land Ltd, part of Bellway Homes to provide Landscape and Visual Impact Assessment for the strategic urban extension on land to the south of Desford. The development is supported by an outline planning application which this assessment forms part of and should be read alongside the Planning Statement and the Design & Access Statement.
- 1.2. The application site comprises of a number of agricultural fields that lie to the south of Desford on land bordered by Peckleton Lane to the west of the site and the B582 Leicester Lane to the east. Southern extent is broadly defined by a small brook and field boundary hedgerows. Immediately to the north of the landholding is the Bosworth Academy which is a very prominent development, particularly the sports centre. To the west is the Griffen Park industrial estate, and northwest is new housing development. Open countryside extends south and east.
- 1.3. The proposed development is for up to 550 new homes and associated road infrastructure, drainage and landscape scheme.

Purpose of the report

- 1.4. The approach within this report is derived from the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3 or "the Guidelines") published by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) in April 2013. The Guidelines state that Landscape and Visual Impact Assessment (LVIA) is a:

"tool used to identify and assess the significance of effects of change resulting from development on both the landscape [townscape] as an environmental resource in its own right and on people's views and visual amenity"

- 1.5. This LVIA has been carried out by suitably qualified landscape professionals, providing impartial judgements that are based on training and experience, and through clear and transparent methods outlined in the methodology. This is outlined in section two of this report.

- 1.6. The purpose of this report is to carry out a detailed appraisal of the Site and Study Area, identify landscape and visual receptors likely to be affected, and determine the extent and significance of any potential landscape and visual effects against the baseline conditions, using a clear and transparent methodology.

Scope and Extent of Study Area

- 1.7. The project is a typical residential development with associated infrastructure. The baseline studies provide 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 those views
- 1.8. The Study Area will need to take into account a range of landscape and visual receptors likely to be affected within this urban edge setting and the wider landscape. The range of landscape receptors will be defined by the characteristics of the local area and the published landscape character areas by the Local Authority, likely to be up to 3km. The range of visual receptors will be informed by a ZTV and fieldwork and are likely to be up to 3km from the site boundary.
- 1.9. The components of this report include a planning policy review; baseline studies to establish landscape and visual receptors; a description of the proposed scheme and stages of work; and identification and description of the likely effects arising from the proposals.



1 Guidelines for Landscape & Visual Impact Assessment (2013)
para. 1.1

This is a detailed topographic map of Desford, Leicestershire. The town of Desford is highlighted in red. The map shows the town's layout, including roads, buildings, and green spaces. Key features include Lindridge Wood Farm, Rotherwood, The College, and various roads like A133 and A131. The map also shows the Leicester Forest West CPT and the Hinckley and Great Ouse Valley CPT.

Introduction

2.1. The overall process within this LVIA is outlined in the following flow chart (Slide 1) based on figures produced in the Guidelines¹ detailing steps in the assessment of landscape effects and visual effects. The scope of the assessment has been discussed with the Local Authority and stakeholders to agree the scope as much as possible prior to planning submission, to ensure the process is site specific, clear and transparent, and identifies the effects necessary to make a full judgement as to the acceptability of the proposed development in landscape and visual terms.

BASELINE CONDITIONS

Landscape Baseline

2.2. Baseline studies require a mix of desk study and fieldwork to identify and record the character of the landscape, as well as the elements, features and aesthetic and perceptual factors which contribute to it. For landscape effects the study area should cover the proposed project Site and the wider landscape context within which the proposals may influence landscape character and the full extent of any neighbouring features of special value (e.g. designated areas including AONBs, Historic Parks, Conservation Areas etc.) to reflect the setting of that feature.

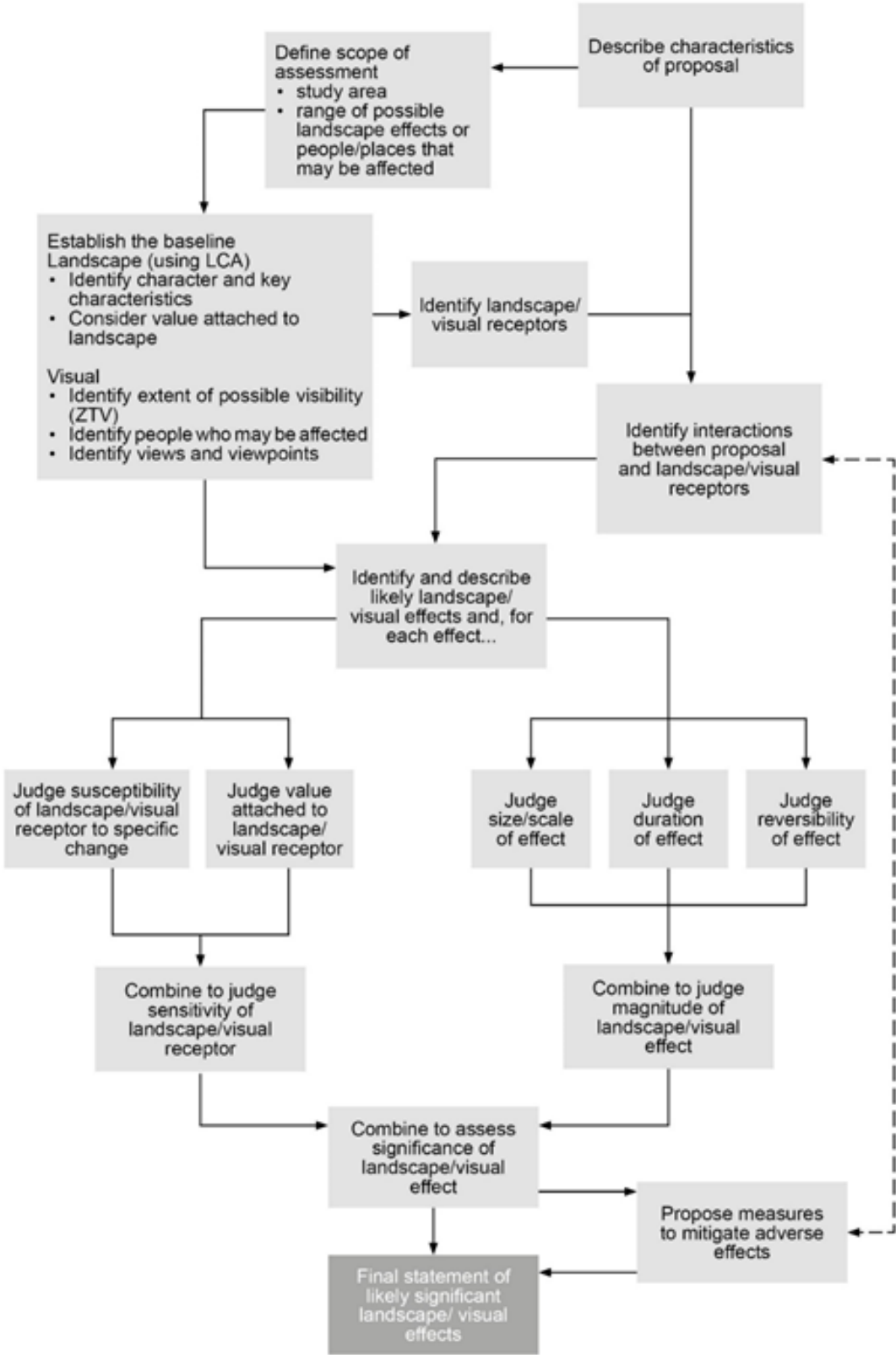
2.3. Published Landscape Character Assessments prepared by the Local Authorities have formed the basis of the desk study, followed by the site-specific assessment to identify landscape receptors. The process involves the assessment of a combination of physical (e.g. landform, vegetation, buildings), aesthetic/perceptual (e.g. scale, appearance, tranquillity) and cultural/social (e.g. human interaction, landuse, heritage) aspects which together make up the character of the area and its value. An assessment is also made as to the quality, or condition, of the landscape, which involves consideration of the physical state of the landscape and of the features and elements which make up landscape character.

Landscape Value

2.4. Landscape value is defined in the Guidelines as *“the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons”*². Landscapes or their component parts may be valued at community, local, national or international levels. Internationally or nationally valued landscapes are recognised by designation which have a formal statutory basis, however if an area of landscape is undesignated does not mean that it does not have any value. Landscape value can be assessed through identification of a number factors that are considered to define the value of a landscape.

2.5. The assessment of landscape value is evaluated using factors that are generally agreed to influence value, set out in **Table 1** below, following recent guidance by the Landscape Institute on assessing landscape value outside National designations³. These factors listed in the Guidance are not fixed but should be appropriate to the particular project and location, and where appropriate, discussed with the relevant planning authority or statutory consultees.

2.6. Once evidence for each factor has been collated and assessed, it is important to judge the overall ‘weight of evidence’ in coming to an overall judgement on landscape value.



1 Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3)
2 GLVIA3 paragraph 5.19
3 Landscape Institute Technical Guidance Note 02-21 'Assessing Landscape Value outside National Designations'

Slide. 1. Steps in assessing landscape/visual effects

Table. 1. Factors that influence Landscape Value

Factor	Description Of Value	Example Indicators	Factor	Description Of Value	Example Indicators	Factor	Description Of Value	Example Indicators
NATURAL HERITAGE	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	• Presence of wildlife and habitats of ecological interest that contribute to sense of place. • Extent and survival of semi-natural habitat that is characteristic of the landscape type. • Presence of distinctive geological, geomorphological or pedological features. • Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks. • Landscape which makes an identified contribution to a nature recovery/ green infrastructure network.	DISTINCTIVENESS	Landscape that has a strong sense of identity	• Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics). • Presence of distinctive features which are identified as being characteristic of a particular place. • Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity. • Landscape which makes an important contribution to the character or identity of a settlement. • Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic).	PERCEPTUAL (WILDNESS AND TRANQUILITY)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	• High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet. • Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts). • Sense of particular remoteness, seclusion or openness • Dark night skies. • A general absence of intrusive or inharmonious development, land uses, transport and lighting
CULTURAL HERITAGE	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	• Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels). • Presence of historic parks and gardens, and designed landscapes. • Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies). • Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).	RECREATIONAL	Landscape offering recreational opportunities where experience of landscape is important	• Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature. • Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration. • Presence of town and village greens. • Other physical evidence of recreational use where experience of landscape is important. • Landscape that forms part of a view that is important to the enjoyment of a recreational activity		Landscape which is connected with notable people, events and the arts	• Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape. • Associations with science or other technical achievements. • Links to a notable historical event. • Associations with a famous person or people
LANDSCAPE CONDITION	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	• Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees). • Good health of elements such as good water quality, good soil health. • Strong landscape structure (e.g. intact historic field patterns). • Absence of detracting/ incongruous features (or features are present but have little influence).	PERCEPTUAL (SCENIC)	Landscape that appeals to the senses, primarily the visual sense	• Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover. • Strong aesthetic qualities such as scale, form, colour and texture. • Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges). • Visual diversity or contrasts which contributes to the appreciation of the landscape. • Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks.	FUNCTIONAL	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	• Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows. • Areas that form an important part of a multifunctional Green Infrastructure network. • Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation or are important to the appreciation of the designated landscape and its special qualities.

Visual Baseline

- 2.7. The baseline studies for visual effects will establish the geographic area in which the development may be visible from, and the different groups of people (receptors) who may experience views of the development. These receptors have been illustrated through a number of specific/representative viewpoints that are reasonable and proportional to the scale and nature of the proposed development. The locations of these photographs have been agreed with the Local Authority at an early stage and this communication has been recorded.
- 2.8. The visual baseline has been informed by a Zone of Theoretical Visibility (ZTV) map to provide information on where, theoretically, the proposal is visible from, and this has been refined by fieldwork to confirm which visual receptors will be identified. The ZTV is calculated utilising a digital terrain model (DTM such as NEXTMAP 25) identifying the 'bare ground' results which therefore do not take account of local conditions and any above-ground features. The ZTV was also submitted to the Local Authority as part of the pre-application discussions but no comments were made.
- 2.9. Likely visual receptors who will be affected by the changes in views and visual amenity include users of open access land, public rights of way, the public highway or other transport routes, local residents, and those at work. Views and viewpoints to represent these receptors have been recorded with panoramic images produced in line with the Landscape Institute technical guidance on 'Visual Representation of Development Proposals'. Data such as the camera, the field of view and weather conditions have been recorded for clarity of information.

Value of views

- 2.10. The nature, composition and characteristics of the existing views experienced at each viewpoint have been recorded as well as an assessment of value attached to that view. Recognition of the value attached to particular views has taken into account the presence of heritage assets or planning designations, appearance in guidebooks or maps, provision of facilities for their enjoyment (viewpoints, benches, information boards), or specific references in literature/art.
- 2.11. The visual receptors most susceptible to change are generally likely to include
 - *Residents at home*
 - *People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;*
 - *Visitors to heritage assets or other attractions, where views of 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 susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.*²
- 2.12. 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.*³

ASSESSMENT OF EFFECTS

- 2.13. The project description outlines the siting, layout, components and other characteristics of the development that are likely to be relevant to the landscape and visual effects. This also includes the primary landscape measures that have been developed through the iterative design process and have become integrated or embedded into the project design. Having established the baseline receptors for both landscape and visual aspects and their value, it is necessary to predict what interactions there will be between these receptors and the proposed development. This will follow these stages:
 - Evaluate the sensitivity of the receptor through combining judgements on the value attached to the receptor and the susceptibility to change arising from the specific type of development;
 - Identify the magnitude of change through judgements on size/scale, extent and duration;
 - Combine judgements on sensitivity and magnitude to establish the level of the significance of effects.

³ GLVIA3 paragraph 6.34

- 2.14. Determining the significance of effects is a requirement of the LVIA process through an evidence-based process combined with professional judgement. Under the UK EIA Regulations the process must consider the direct effects and any indirect, secondary, cumulative, short-, medium- and long-term, permanent and temporary, as well as positive and negative effects of the development.

- 2.15. In deciding whether effects are positive (beneficial) or negative (adverse), an informed professional judgement has been made, using clearly stated criteria used in reaching the judgement. It is considered that well-designed new development can make a positive contribution to the landscape and need not always be hidden or screened. It is also possible for effects to be neutral in their consequences.

Landscape Effects

- 2.16. The sensitivity of the landscape receptor has been identified by combining judgements of the susceptibility to the type of change or development proposed with the value attached to the landscape as established in the baseline study.
- 2.17. Susceptibility is the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. This is categorised into High, Medium, Low, and Negligible and described in **Table 2**.

¹ Landscape Institute Technical Guidance Note 06/19 17th September 2019

² GLVIA3 paragraph 6.33

Table. 2. Landscape Susceptibility

Susceptibility	Definition
HIGH	• A landscape with high susceptibility (vulnerability) to change where the type of development would cause large-scale loss to the characteristics of the area. • A landscape with high susceptibility to alteration of regional or locally valued or distinctive skylines, views, vistas, some of which may involve historic landmarks • A negligible or no level of containment, resulting a large degree of interaction between landform, topography, vegetation cover, etc. • The development proposals would conflict with relevant or specific national planning policies or strategies • The majority of existing elements would not be easy to replace, such as Ancient Woodland and there are very limited opportunities for mitigation
MEDIUM	• A landscape with medium susceptibility (vulnerability) to change where the type of development would cause some disruption or loss to the characteristics of the area. • A partially enclosed landscape offers a moderate level of containment, resulting in moderate degree of interaction between landform, topography, vegetation, etc. • There are some existing reference or context within the receptor to the type of development proposed • Presence of some visual or audible signs of existing built development or infrastructure giving rise to a landscape with some development capacity • The development proposals would not be supported by specific local planning policies or strategies but may be in line with general policy, guidance or strategies • There are limited opportunities for replacement of existing elements, but good opportunities for mitigation
LOW	• A landscape with low susceptibility (vulnerability) to change, where the type of development would be consistent with the characteristics of the area. • A relatively enclosed landscape offers a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation etc • There are many existing references within the receptors to the type of development proposed. Some detracting features and/or major infrastructure are present • Few existing landscape elements are present, which can easily be replaced. there are good opportunities for mitigation
NEGLIGIBLE	• A landscape is heavily discordant or derelict and/or poor-quality elements and features that are commonplace • Due to the scale of enclosure, the receptor has no interaction with the surrounding landscape • The development proposals would be keeping in line with the land use of the site and surrounding context • The existing features are detracting and/or majori infrastructure is present • Existing landscape elements are easily to be replaced and there are very good opportunities for mitigation

Table. 3. Landscape Sensitivity

Sensitivity	Definition
HIGH	A landscape with high susceptibility (vulnerability) to change where the type of development would cause large-scale loss to the characteristics of the area. Areas have high landscape value with limited potential for substitution. Likely to be designated at national or regional level and/or rare or high-quality elements or features may be present outside designated areas, especially at a local scale.
MEDIUM	A landscape with medium susceptibility (vulnerability) to change where the type of development would cause some disruption or loss to the characteristics of the area. Areas have medium landscape value with some potential for substitution. Likely to be designated at district or local level and/or medium quality elements or features that are more commonplace but worthy of retention.
LOW	A landscape with medium susceptibility (vulnerability) to change, where the type of development would be consistent with the characteristics of the area. Areas have low landscape value and scope to mitigate for the loss of individual elements/ features. Likely to be non-designated areas where landscape is discordant, derelict or in decline with little or no sense of place.
NEGLIGIBLE	A landscape of very low importance and prevalence at a local scale where landscape is heavily discordant or derelict and/or poor-quality elements and features that are commonplace

2.18. The overall landscape sensitivity for each receptor has then been categorised balancing the judgements made on the value attached to the receptor and the susceptibility to the type of change arising from the specific proposal. These are categorised into High, Medium, Low, and Negligible and described in **Table 3**.

Magnitude of Landscape Change

2.19. The magnitude of change on the landscape resource has been assessed in terms of its size/scale, the geographical extent of the area influenced, and its duration and reversibility⁴.

Size or Scale: the extent and importance of landscape elements that will be lost, and the degree to which aesthetic or perceptual aspects are altered either by removal of existing components or by addition of new ones, and whether this loss is critical to its distinctive character.

Geographical extent: the physical area to which landscape effects will be felt, whether at site level within the development site itself, in the immediate setting of the site, or at a scale of the landscape type or character area.

Duration and reversibility: the duration of the effect whether short, medium or long term, and if the effects are permanent or could be reversed such as some renewable energy developments.

2.20. These factors are considered against the baseline conditions and a judgement has been made as to the likely magnitude of effect of the proposals on the landscape resource. This is categorised as High, Medium, Low, Negligible and None as defined in **Table 4**.

Visual Effects

2.21. Each visual receptor has been assessed in terms of their susceptibility to change in views and visual amenity, and the value attached to those views. The susceptibility varies depending on the occupation or activity of the receptor (people) experiencing the view at particular locations, and the extent to which their attention is focused on the views and the visual amenity they experience from that viewpoint.

2.22. Judgements about the susceptibility of visual receptors to change have been categorised as

Table. 4. Magnitude of Landscape Change

Magnitude	Definition
HIGH	Substantial or total loss/damage/alteration of key characteristics or features within the landscape, or introduction of new uncharacteristic elements, having a marked and defining effect on the receptor.
MEDIUM	Moderate loss/ damage/alteration of key characteristics or features within the landscape, or introduction of new elements, having a noticeable but not defining effect on the receptor.
LOW	Minor loss/ damage/alteration of key characteristics or features within the landscape, or introduction of new elements, having a limited effect on the receptor.
NEGLIGIBLE	A slight perceptible change or very limited loss/ damage/alteration of key characteristics or features within the landscape, or introduction of characteristic new elements, having a slight or undetectable effect on the receptor.
NONE	No noticeable loss, damage or alteration to character or features or elements.

Table. 5. Visual Susceptibility

Susceptibility	Definition
HIGH	• People at locations where the appreciation of their surroundings is an integral part of the experience. Includes people engaged in recreational use of public land, outdoor tourists, on recognised scenic driving routes, on National Trails and PRoWs • Visitors to recognised heritage assets or other areas of special interest, such as within internationally or nationally designated landscapes
MEDIUM	• People at locations where the appreciation of their surroundings is an important contributor to the experience. Includes people engaged in recreational use of public land or PRoWs in moderate value landscapes • Visitors to heritage assets or other attractions, travellers on recognised scenic routes • Residents at home with oblique or partially screened views • People staying in hotels and healthcare institutions who are likely to appreciate views of their surroundings • People at work and in educational institutions for whom the appreciation of setting is important to the quality of working or school life, with oblique or partially screened views
LOW	• People at locations where the appreciation of their surroundings is evident but not fundamental to the experience. Includes people engaged in outdoor recreation or sports, or PRoWs in low to moderate value landscapes, or those on transport routes. • Residents at home with secondary views or limited views • People at their place of work where the appreciation of the setting is of limited importance to the quality of working life
NEGLIGIBLE	• People at locations where their focus is primarily on their activity and not on their surroundings. Includes people in low value landscapes, at their place of work, at school, those engaged in indoor sport, or travelling along main infrastructure routes. • People who have no views of their surroundings or for whom views of their surroundings are not important

4 GLVIA paragraph 5.48

2.23. The sensitivity of each visual receptor has been identified by combining judgements on the susceptibility to the type of development proposed, and the value attached to views established in the baseline study (refer to **Table 6**).

Magnitude of Visual Change

2.24. Each visual receptor and their sensitivity has been assessed against the magnitude of change in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility. The magnitude will be categorised as High, Medium, Low, Negligible and None as described in **Table 7**.

Size or Scale: the loss or addition of features in the view and changes in its composition including the proportion of the view occupied by the change, the degree of contrast in terms of form, scale and mass, line, height, colour and texture, and the nature of the view whether full, partial or glimpsed.

Geographical extent: the angle of view in relation to the main activity of the receptor, the distance away from the proposed development, and the extent of the area over which the changes are visible.

Duration and reversibility: the duration of the effect whether short, medium or long term, and if the effects are permanent or could be reversed such as some renewable energy developments.

Table. 6. Visual Sensitivity

Visual Sensitivity	Definition
HIGH	People at locations where the appreciation of their surroundings is an integral part of the experience. Includes people engaged in recreational use of public land, on National Trails and PRowS, and in designated or high value landscapes. Visitors to recognised heritage assets or other areas of special interest.
HIGH -> MEDIUM	People at locations where the appreciation of their surroundings is an important contributor to the experience. Includes people engaged in recreational use of public land or PRowS in higher value landscapes, visitors to heritage assets or other attractions, travellers on recognised scenic routes, and residents at home.
MEDIUM	People at locations where the appreciation of their surroundings is evident but not fundamental to the experience. Includes people engaged in recreational use of public land or PRowS in medium value landscapes, those on transport routes, and residents at home with secondary views
MEDIUM -> LOW	People at locations where their focus is likely to be on their activity and less on their surroundings. Includes people engaged in outdoor sport, people in private gardens and those on transport routes
LOW	People at locations where their focus is primarily on their activity and not on their surroundings. Includes people in low value landscapes, at their place of work, at school, those engaged in indoor sport, or travelling along main infrastructure routes.

Table. 7. Magnitude of Visual Change

Magnitude of Change	Definition
HIGH	The proposal forms a dominant and uncharacteristic new component in the view with a substantial loss/ alteration to key elements, having a marked and defining effect on the amenity of the visual receptor.
MEDIUM	The proposal may form a perceptible and uncharacteristic component in the view with a moderate alteration to key elements, having a distinct but not defining effect on the amenity of the visual receptor.
LOW	The proposal forms a minor and small-scale component of the view with a minor alteration to key elements, having a noticeable effect on the amenity of the visual receptor.
NEGLIGIBLE	The proposal forms a slight perceptible change in the view, due to distance or intervening topography, buildings or landscape elements.
NONE	No part of the proposals or works/activity associated with it would be discernible.

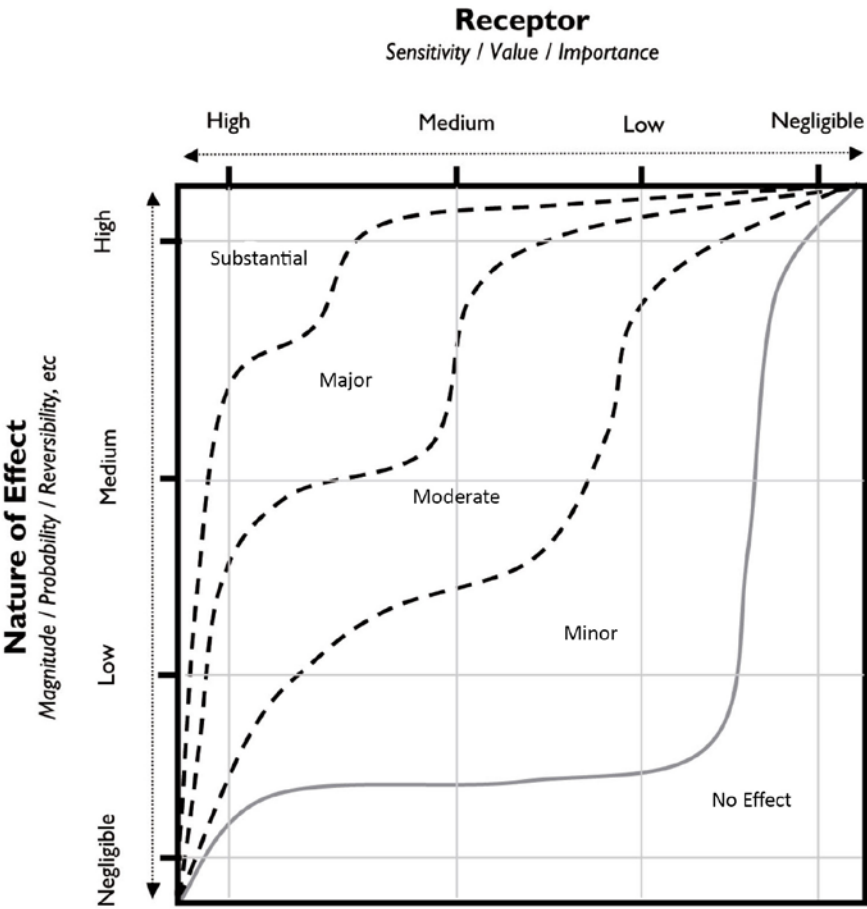


SIGNIFICANCE

- 2.25. The scope of this assessment has been determined through discussions with the Local Authority, and a formal Landscape and Visual Impact Assessment (LVIA) is required that will assess the likely significance of the effects identified.
- 2.26. For both a landscape appraisal and an LVIA, the landscape and visual effects have been described and judged whether they are adverse or beneficial, and the likely significance of those effects is the next step within an LVIA. This has been categorised using a sliding scale and followed by a final statement summarising those which are 'significant' effects, and whether they can be mitigated. Slide 2 is based on the IEMA Special Report on EIA practice from 2011.¹
- 2.27. Following this example, categories for the level of significance range from Substantial, Major, Moderate, Minor, and No Effect as described in **Table 8**.
- 2.28. In judging the overall significance of the effects, it is considered that Substantial and Major effects are significant.

Table. 8. Significance of Effect

Significance	Definition
SUBSTANTIAL	The proposal would cause a significant loss or fundamentally change the characteristics and perceptible qualities of the landscape resource or visual amenity. Likely to be a determining issue in its own right. Beneficial – greatly enhance the character/view and create a sense of place. Adverse – completely discordant with the character/view and damage to sense of place.
MAJOR	The proposal would cause a notable loss or change to the characteristics and perceptible qualities of the landscape resource or visual amenity. Could be considered a determining issue when combined with other effects. Beneficial – notable improvement to the character/view and restoration of a sense of place. Adverse – notable conflict with the character/view and some damage to sense of place.
MODERATE	The proposal would cause some loss or localised change to the characteristics and perceptible qualities of the landscape resource or visual amenity. Of some consequence in the decision-making process. Beneficial – moderate improvement to the character/view and sense of place. Adverse – moderate alteration to the character/view and diminished sense of place.
MINOR	The proposal would cause a small change in the landscape resource or visual amenity. Not considered material in the decision-making process. Beneficial – minor improvement to the character/view and retains sense of place. Adverse – minor disparity to the character/view and slight loss of sense of place.
NO EFFECT	The proposal would result in a neutral effect (no material change) due to being compatible with local character or not visible.



Slide. 2. Steps in assessing landscape/visual effects

1 IEMA Special Report on the 'State of Environmental Impact Assessment Practice in the UK' 2011

NATIONAL POLICY

National Planning Policy Framework (NPPF) (DEC 2024)

- 3.1. The NPPF promotes a presumption in favour of sustainable development, defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs', providing it is in accordance with the relevant up to date Local Plan and policies set out in the NPPF.
- 3.2. Chapter 12 on 'Achieving Well-Designed & Beautiful Places' in paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change....

- 3.3. Chapter 15 'Conserving and Enhancing the Natural Environment' in paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

National Design Guide

- 3.4. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 sets out the components of

good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

Context - enhances the surroundings.
Identity - attractive and distinctive.
Built form - a coherent pattern of development.
Movement - accessible and easy to move around.
Nature - enhanced and optimised.
Public spaces - safe, social and inclusive.
Uses - mixed and integrated.
Homes and buildings - functional, healthy and sustainable.
Resources - efficient and resilient.
Lifespan - made to last'.

LOCAL PLANNING POLICY

- 3.5. The current statutory development plan for Hinckley & Bosworth Borough Council consists of the following documents, each of which are evaluated in the following sections with regard to this application. Refer to **Figure 02** for the location of the relevant designations.

ADOPTED LDF CORE STRATEGY - DECEMBER 2009

- 3.6. Hinckley & Bosworth Borough Council adopted the Core Strategy as the principal document of the Local Development Framework (LDF), setting out policies relating to the use and development of land in the district. The document sets out the spatial objectives for the plan period, including those relating to the environment:

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

Spatial Objective 10: Identity, Distinctiveness and Quality of Design

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

Spatial Objective 11: Identity, Distinctiveness and Quality of Design

To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

- 3.7. Policy 8 'Key Rural Centres Relating to Leicester' includes Desford and supports new housing to meet local needs and address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Desford. The standards are set out in Policy 19 'Green Space and Play Provision' as follows:

Quantity

Equipped Children's Play Space - A minimum of 0.15 ha/1000 population (excluding buffer zones)
Casual/Informal Play Space - A minimum of 0.7 ha/1000 population
Outdoor Sports Provision - A minimum of 1.6 ha/1000 population
Accessible Natural Green Space - A minimum of 2 ha/1000 population

Accessibility

District Parks and Green Spaces - All households should be within 5 kilometres of an open space of at least 10 hectares which provides general facilities for recreational activity within a landscaped setting

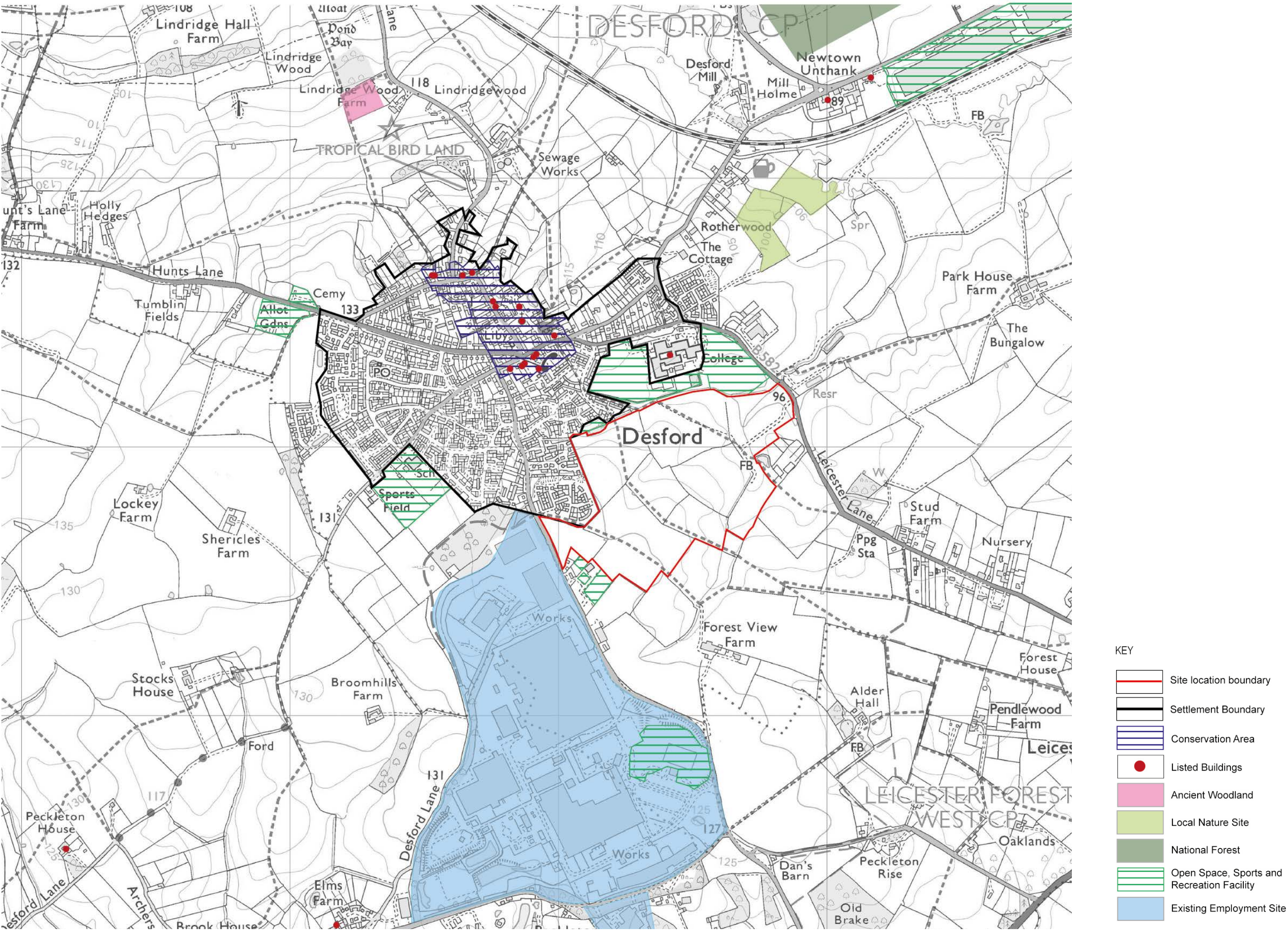
Neighbourhood Parks and Green Spaces - All households should be within 600 metres of an open space of between 1 and 10 hectares which provide general facilities for recreational activity within a landscaped setting

Local Parks and Green Space - All households should be within 400 metres of an open space of between 0.2 - 1.0 hectare which provide facilities for recreation within a localised area, catering for the specific informal needs of the local community

Incidental/Amenity Green Space - All household should be within 300 metres of a small formal or informal area of open space.



Figure. 02. Planning Policy Context



03 Legislation, Local Policy & Guidance

- 3.8. Policy 20 Green Infrastructure sets out some strategic interventions that will contribute to the overall GI of the district. This identifies the 'Ratby to Desford Multifunctional Corridor' which is to:

Create a recreational corridor along Rothley Brook between Ratby and Desford where the stream corridor provides a landscape-scale connecting feature between the two settlements. This link could then be extended to the neighbouring settlements of Kirby Muxloe and Leicester Forest.

- 3.9. Detailed descriptions of the strategic interventions outlined are contained in the Hinckley & Bosworth Green Infrastructure Strategy. Developers will be required to contribute to the delivery of these interventions through developer contributions and/or provision of land where appropriate.

DESFORD NEIGHBOURHOOD PLAN 2018-2036 - MADE MAY 2021

- 3.10. The Neighbourhood Plan made version was published in May 2021 and is able to shape and direct sustainable development in the Parish. Policy H7 on Housing Design provides the following design principles that should be followed.

- a) *New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;*
- b) *Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;*
- c) *All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials.*
- d) *Development should be enhanced by fostering biodiversity and landscaping with existing trees and hedges preserved whenever possible;*
- e) *Where possible, enclosure of plots should be*

of native hedging, wooden fencing, or brick/stone wall with ground-level gaps that maintain connectivity of habitat for hedgehogs.

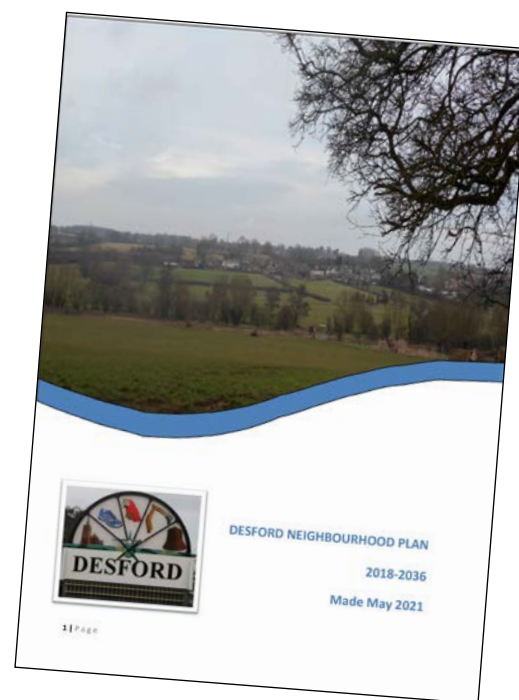
- 3.11. Section 5 on the Natural and Historic Environment sets out local green spaces for protection of which none are within or adjacent to the site. There are no sites or features of Environmental Significance identified in the site. The plan designates a Wildlife Corridor along the two tributaries and the main valley of Rothley Brook and in a southerly direction from Desford village. *"Development will be expected to protect and enhance these wildlife corridors and other potential habitat links, including natural ponds. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern".*

- 3.12. Heritage assets are also absent in and around the site. In terms of safeguarding important views which are highly valued by local residents, Policy ENV 6 states:

Development that adversely affects the identified locally important and valued views (list above, and Fig. 13) will not be supported unless the proposal includes effective site-specific mitigation measures.

Development shall be designed to sustain significant views that contribute to the character and appearance of the area.

- 3.13. The plan identifies View 1 from the southern edge of the site looking north towards Desford (LVIA Viewpoint 4), and view 7 from Leicester Lane (LVIA Viewpoint 5).



SITE LOCATION

- 4.1. The site is broadly located to the southeast of Desford on agricultural land between Peckleton Lane to the west and the B582 Leicester Lane to the east. The field boundaries are largely clipped hedgerows with occasional mature trees and field accesses. A more significant landscape buffer lies to the northern boundary along the small brook which divides the site from Bosworth Academy to the north. There are sports fields to the east and west of the school buildings, and the Dome sports centre is a prominent building in views from the open countryside. To the west the Griffen Park estate is expanding with two new units at the northern end which are large modern structures with glazing and light grey cladding on the elevations. To the east is Manor Hill Farm home to Preston Contractors with a large agricultural building and extensive hardstanding.
- 4.2. New housing development has occurred close to the site, with Earls Place off Peckleton Lane immediately to the east, and Dukes Field off Leicester Lane to the north.
- 4.3. The public rights of way (PRoW) within the study area are illustrated on **Figure 01**. Three routes span the site, broadly one to the northeast, one centrally, and a third to the southwest. These connect to the southeast of the site with the wider PRoW network and Leicester Lane. A public Bridleway lies to the west on Desford Lane and has recently been diverted due to the construction of the new Griffen Park units.
- 4.4. To the east a single public footpath follows a ridgeline from Leicester Lane and affords long distance views to the north, and two wind turbines are situated near Park House Farm.
- Historic/ Cultural Landscape
- 4.5. There are no listed buildings within or immediately adjacent to the site. Bosworth Academy contains a steel sculpture of 1968 by Bernard Schottlander which is grade II listed, but this would not be affected by external changes outside of the school complex.
- Wider Landscape Setting
- 4.6. The wider landscape setting follows a similar

- pattern of large to medium sized fields defined by single species hawthorn hedgerows, and open views where hedgerows have been removed, giving an impression of a large scale landscape. The rural landscape, whilst not protected by any landscape designations, is representative of the LCA and has a strong sense of tranquillity with panoramic views across the gently rolling landscape.
- 4.7. 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 but not in or close to the site. The brook along the northern boundary of the site lies in a shallow valley and connects with Rothley Brook further north.
- Detracting features
- 4.8. There are few detracting features within the Site although views towards Desford are available and the larger buildings such as the Bosworth Academy and warehouses at Griffen Park to the west, and Poundstretcher to the northeast are particularly prominent. The wind turbines towards Leicester are also visible in long-distance views from localised high points.
- LANDSCAPE CHARACTER
- 4.9. The starting point is the hierarchy of published assessments commencing with the National Character Area (NCA) profiles by Natural England, with County and/or District level assessments providing more detailed analysis identifying broadly homogeneous zones that can be categorised in terms of quality and character.
- NATIONAL CHARACTER AREAS
- 4.10. Natural England are responsible for NCA profiles to provide environmental evidence and information for England. This identifies that the site lies in the Leicestershire Vales National Character Area 94.
- 4.11. This NCA is a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant

- settlements and views towards surrounding higher ground. The city of Leicester dominates the northeastern corner of the NCA.
- 4.12. The assessment provides a broad overview of the character of this area, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. It is considered that the study provides a useful overview of the wider character, however, the district level assessments provide a more detailed appraisal of the local character.

DISTRICT CHARACTER AREAS

- 4.13. The site area to the south of Desford is an arable landscape lying within the 'Rolling Farmland' Landscape Character Type (LCT) and the 'Newbold & Desford Rolling Farmland' LCA D in the Council's landscape character assessment 2017 (see **Figure 03**).
- 4.14. This document defines Landscape Character Types (LCT) through identifying a particular set of attributes that occurs repeatedly that give rise to a 'landscape type'. Desford is identified as urban character area 2 in the assessment.
- 4.15. The key characteristics of the LCA are set out in **Table 7** below. The Desford Vales character

Table. 9. Key Characteristics of Newbold and Desford Rolling Farmland (Hinckley & Bosworth LCA)

D. Newbold & Desford Rolling Farmland
Key Characteristics
• Gently rolling landform rising to the north from the lower lying land around the River Soar
• Clustered villages of varying size centred on crossroads.
• Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes
• Tree cover is limited, with scattered trees and small linear woodland copses.
• Large to medium sized field pattern defined by single species hawthorn hedgerows.
• Good network of footpaths link settlements.
• Few major roads.
• Open views where hedgerows have been removed, giving an impression of a large scale landscape.
• Electricity pylons and wind turbines are often prominent vertical features in this open landscape.
Key Sensitivities and Values
1. The remaining areas of ridge and furrow which create a sense of historic time depth.
2.The rural settlement pattern of compact and nucleated agricultural settlements connected by a network of rural lanes and minor roads is largely unspoiled. The rural landscape and sense of tranquillity is sensitive to change from further development.
3.Isolated farmsteads interspersed throughout the farmland contribute to the historic rural character and provide continuity to the past.
4.The estate at Mallory Park has strong historic and cultural associations and provides a nationally-popular attraction.
5.Long distance and panoramic views from the elevated land in the north creates a high scenic quality and adds to the visual amenity.
6.Relatively small communities of mesotrophic grassland and deciduous woodland provide valuable habitat in a predominantly agricultural landscape.
7.The areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires.

area lies on gently undulating farmland in the east of the Borough between the Charnwood Fringe to the north and the Stoke Golding Rolling Farmland in the south. The land slopes down to the River Soar in the east and shares its western boundary with the Bosworth Parkland Landscape Character Area. The key sensitivities and values have been identified as set out in **Table 7**.

4.16. The extract of the document can be found at **Appendix 1**.

4.17. The landscape strategies that have been identified in the assessment include (amongst others) to:

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.

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

4.18. The urban character area of Desford describes it as *“the most significant settlement in the area comprising a compact, nucleated village made up of two storey terraced cottages of mixed building materials. Red brick chimneys and small sub-divided windows are a feature whilst rough cast rendering, slate roofing and some timber framed thatched buildings are also present”*. The character is described in more detail in the Desford Urban Character Area. The extract of the document can be found at **Appendix 2**. Observing the plan of the character area, the Griffen Park and Caterpillar logistics park on the old RAF Desford site is of a similar footprint to the town and is a prominent development in both scale and massing.

TOWNSCAPE CHARACTER

4.19. The Desford Urban Character Area describes the settlement as *“located on a steep, east facing slope in an open expanse of farmland with tree planting along property boundaries forming*

a relatively soft settlement edge”. The key characteristics are:

- *A compact nucleated settlement with the historic core on the northern edge.*
- *Built form of largely two storey terraced cottages, often with prominent red brick chimneys and small subdivided windows.*
- *Residential properties from the 17th - 19th century surround the central core whilst the 1940s - 1950s dwellings extend to the south.*
- *Mixed building materials used include red brick, rough cast rendering and slate roofing, with some timber framed thatched buildings.*
- *The Church of St Martin forms a local landmark with its distinctive spire*
- *Minimal frontages and narrow lanes create a small compact streetscape which then opens out to a later, wider street pattern with winding cul-de-sacs within the twentieth century development areas.*

4.20. The key sensitivities of the townscape character included the historic character of the central core, the Parish Church of St Martin which forms a local landmark and focal point at the centre, and views of the countryside which provide a reminder of the settlement's origins as an agricultural settlement.

LOCAL LANDSCAPE CHARACTER

4.21. The local landscape character can be assessed for its landscape value, susceptibility to change, and its overall sensitivity through analysis of the published assessments above and site specific fieldwork.

4.22. The site's main features include the following attributes as identified are:

- Gently rolling landform rising to the north from the lower lying land around the River Soar in the Newbold & Desford Rolling Farmland LCA.
- Settlements such as Desford are clustered with a good network of footpaths and connections with few major roads.
- Tree cover is limited with only scattered trees and small linear woodland copses

- Large to medium sized field pattern defined by single species hawthorn hedgerows.

- Long distance and panoramic views from the elevated land creates a high scenic quality and adds to the visual amenity.

4.23. The character of the site overall is predominantly open agricultural land scattered with mature trees and hedgerows, and the gently rolling topography descending to the drainage ditches that run to the east to meet the River Soar valley. There is an absence of woodland or tree belts which accentuates the open and gently rolling landscape with long-distance views towards the existing settlement edge and large built elements of the logistics park.

4.24. The nucleated character of the settlement is a

key characteristic and therefore the development proposals should look to compliment this where possible. The rural landscape, whilst not protected by any landscape designations, is representative of the LCA and has a good sense of tranquillity with panoramic views across the gently rolling landscape. The Council's analysis within the LCA identifies that *“areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires”*. The landscape character is likely to have some local value although influenced by the existing townscape which is quite exposed in places.

Landscape Value

4.25. The formal LVIA process requires the assessor to identify the landscape value of the site against



[illegible]

the criteria set out in Technical Guidance Note 02/21 *Assessing landscape value outside national designations* (Landscape Institute Feb 2021). The following attributes are considered to be indicators of value and are assessed individually as part of the detailed appraisal (refer to **Table 8**). In summary, the various factors are assessed as follows:

- Natural Heritage: **Medium**
- Cultural Heritage: **Low**
- Landscape condition: **Low-Medium**
- Distinctiveness: **Low-Medium**
- Recreational: **Medium**
- Perceptual (Scenic): **Medium**
- Perceptual (Wildness & Tranquillity): **Medium**
- Associations: **Low**
- Functional: **Medium**

4.26. Considering the features and qualities identified, the site is considered to be of **medium** value overall. The site is located in a landscape immediately adjacent to settlement with some rural qualities which provides some scenic value and perceptual qualities. Whilst there are some landscape features within the site, it is a series of agricultural fields with clipped boundary hedgerows and occasional trees which allow views in and out of the site.

4.27. The wider Newbold & Desford Rolling Farmland landscape character area is homogeneous with a large to medium scale field pattern and open views giving an impression of a large scale landscape. The LCA washes over Desford and the large commercial estate to the south and form major detractors in the landscape. In terms of landscape character the wider area is an extension of the landscape character that the site displays, and therefore it is considered that the area of the LCA around Desford is also of **Medium** landscape value.

4.28. The surrounding landscape character areas are at distance to the site and are considered to have sufficient offset that there are unlikely to be any

effects on their key characteristics directly or indirect. The townscape character of Desford has distinct characteristics as set out in the published assessment, described as a compact nucleated settlement with the historic core on the northern edge. This area includes all the various stages of residential development, street patterns and materials, as well as the distinct feature of the Church of St Martin. The views of the countryside from the town are referenced as a reminder of the settlement's origins as an agricultural settlement. It is therefore considered that the historic core

Table. 10. Value assessment of the site and setting

Factor	Description Of Factor	Value assessment	Value
NATURAL HERITAGE	Natural elements which contribute positively to the landscape.	The site consists of gently undulating arable farmland lying to the southeast of the settlement with clipped hedgerows and occasional trees as field boundaries. There are no protected natural features, although the brook to the northern edge acts as a wildlife corridor and connects with Rothley Brook to the northeast.	Medium
CULTURAL HERITAGE	Archaeological, historical or cultural interest which contribute positively to the landscape	There are no heritage assets contained within or adjacent to the site and therefore it does not contribute to the significance of these. The nearest listed building lies in the Conservation Area over 300m to the northwest.	Low
LANDSCAPE CONDITION	Landscape with good physical state of individual elements and overall landscape structure	The landscape is in a moderate condition which has been impacted from agricultural intensification and removal of hedgerows and trees and a fragmented landscape structure. Some detracting features include the commercial estate and larger buildings associated with the Academy.	Low-Medium
DISTINCTIVE-NESS	Landscape that has a strong sense of identity	The rural landscape, whilst not protected by any landscape designations, is representative of the LCA as a gently rolling farmland. Being close to the settlement edge its openness does contribute to the character of the place	Low-Medium
RECREATIONAL	Recreational opportunities where experience of landscape is important	There are a number of PRoW through the site providing open access to the countryside close to the settlement edge. Otherwise the majority of the site is inaccessible and has no recreational value. The site forms part of a view which contributes to the enjoyment of the recreational activities of the academy to the north.	Medium
PERCEPTUAL (SCENIC)	Landscape that appeals to the senses, primarily the visual sense	The rural landscape, whilst not protected by any landscape designations, is representative of the LCA and has a sense of openness with panoramic views across the gently rolling landscape.	Medium
PERCEPTUAL (WILDNESS AND TRANQUILLITY)	Landscape with a strong perceptual value notably wildness, tranquillity and/ or dark skies	There is a good sense of tranquillity away from the settlement edge	Medium
ASSOCIATIONS	Landscape which is connected with notable people, events and the arts	There are no known associations with historic events or people.	Low
FUNCTIONAL	Identifiable and valuable functions, particularly in the healthy functioning of the landscape	The brook to the northern boundary is a natural hydrological system that contributes to the healthy functioning of the landscape through a wildlife corridor. This also forms part of the wider green infrastructure network in the area. Otherwise such features are absent from the remainder of the site.	Medium
Overall:			Medium

of Desford would be of medium-high value, the extended residential development to the south of the town is considered to be of medium value.

VISUAL AMENITY

- 4.29. In order to analyse the visual baseline, fieldwork has been undertaken to identify the extent of visibility and thereby the people (receptors) that will be affected by the changes in views and visual amenity. This has been informed by the the ZTV shown on **Figure 04** which establishes where, theoretically, the proposals may be visible from, and has been refined by fieldwork to identify various visual receptors that may be affected.
- 4.30. The viewpoint locations are illustrated on the Viewpoint Location Plan. Likely visual receptors who would be affected by the changes in views and visual amenity include users of open access land, public rights of way, the public highway or other transport routes, local residents, and those at work. The viewpoints selected are reflective of the range of visual receptors (people) that are likely to be affected by the introduction of this development. The panoramic images have been collated and are located in **Appendix 3** for reference.
- 4.31. Users of recreational rights of way within this landscape are of high susceptibility due to their appreciation of the landscape around them. Road users are primarily focused on the route they are travelling along and therefore have medium susceptibility. Residents within their homes and gardens would have a medium to high susceptibility depending on their outlook and situation.
- 4.32. Descriptions of the nature, composition and characteristics of the existing views are provided in **Table 9**. Viewpoints 1, 2 and 3 are taken from public rights of way within the site illustrating the gently rolling topography which allows views towards and away from the existing urban edge. Viewpoints 4 and 5 are located on PRoW to the southeast of the site looking back across the Site with the backdrop of housing. Viewpoint 6 is located on Leicester Lane at the field entrance to the site. Viewpoints 7 and 8 follow a PRoW which flanks the north-eastern part of the site and connects with the brook on the northern boundary. Viewpoint 9 is taken from Forest Rise

on the edge of the existing housing looking south into the Site.

- 4.33. Viewpoint 10 is located on Peckleton Lane, with 11 and 12 to the east along a PRoW leading to Park House Farm along a local ridgeline, with views back towards the site. Longer distance views at 1km lie to the south (Viewpoint 13) and to the west on Kirkby Road as a public footpath (Viewpoint 14). Within the settlement there are filtered views towards the site from elevated land, notably from the northern end of Peckleton Lane looking south (Viewpoint 15), and from Leicester Lane by the Bosworth Academy. (Viewpoint 16)

VALUE ATTACHED TO VIEWS

- 4.34. Users of recreational rights of way within this landscape are likely to be of medium to high value due to their appreciation of the landscape around them. Road users are primarily focused on the route they are travelling along and therefore would have a low to medium value. Residents within their homes and gardens would have a medium to high value depending on their outlook and situation.
- 4.35. Descriptions of the nature, composition and characteristics of the existing views experienced at each viewpoint are provided in **Table 9**.

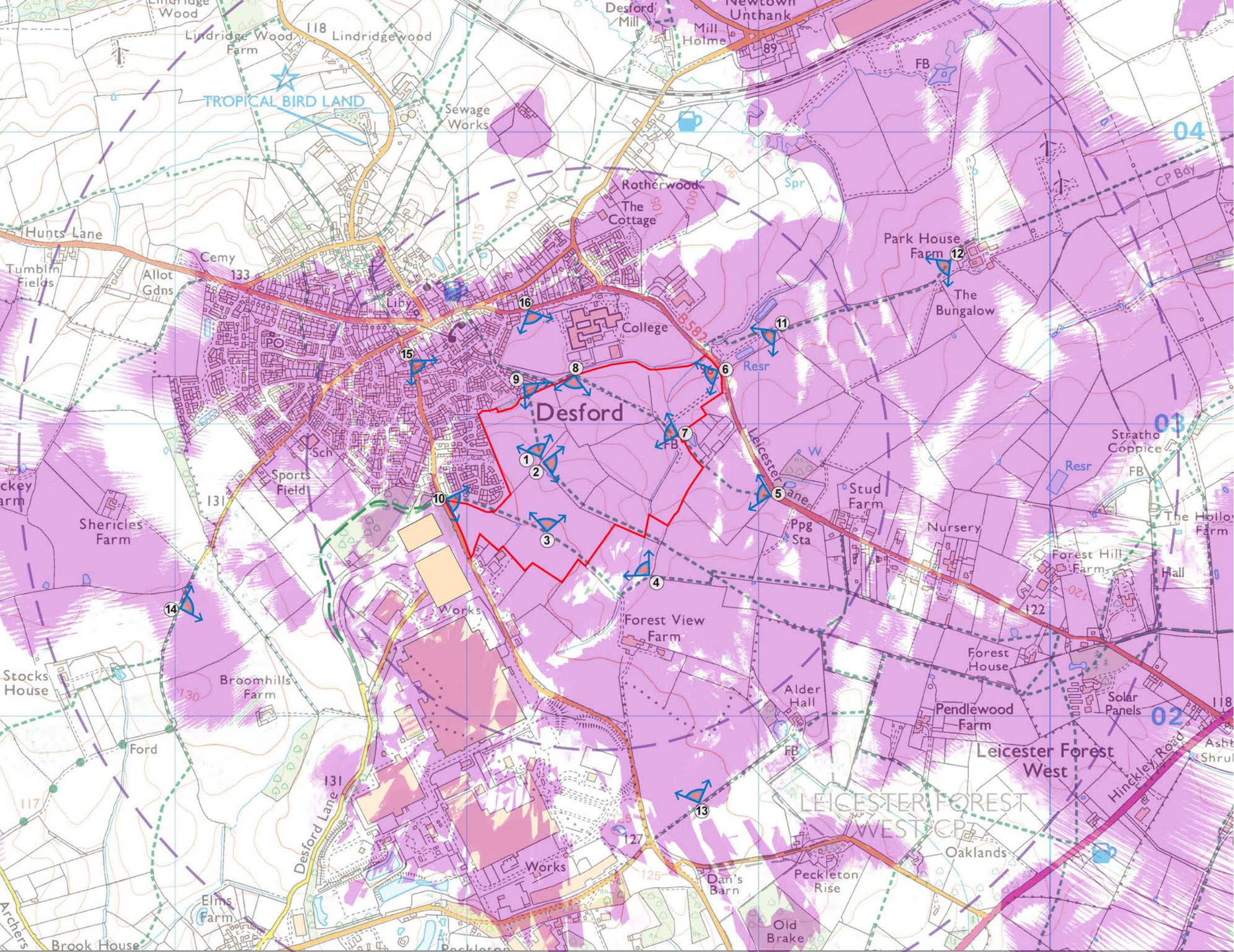
NIGHT-TIME VISUAL CONTEXT

- 4.36. The Guidelines state that the LVIA should consider the effect of light pollution and recognises that the level and intensity of lighting should be appropriate to the locality and unnecessary light spillage should be minimised.
- 4.37. To enable an assessment of the degree to which the various forms of light pollution will affect both the visual amenity and landscape character, some assumptions shall be made on the likely type of lighting. This will be dealt with in the following sections of the LVIA.

Table. 11. Summary of visual receptors

VIEW POINT	CHARACTERISTICS OF VIEW	VISUAL RECEPTOR	DISTANCE FROM SITE
1	View from the public right of way within the site illustrating the gently rolling topography which allows views towards the edge of the town.	Recreational users of PRoW	n/a
2	View from the public right of way within the site looking east away from the urban edge at distance.	Recreational users of PRoW	n/a
3	View from the public right of way in the south of the site looking northeast across the majority of the land within the red line boundary.	Recreational users of PRoW	n/a
4	Located to the south of the site on public right of way near to Forest View Farm looking north, with new housing visible on the horizon	Recreational users of PRoW	150m
5	View from Leicester Lane to the west of the site where the road meets the public footpath. The existing settlement and units at Griffen Park are visible on the horizon.	Road Users; Recreational users of PRoW	250m
6	View from Leicester Lane at the field entrance to the western end of the site, with the roadside hedge defining the boundary and scattered mature trees.	Road Users	n/a
7	View from the public right of way within the site looking northwest towards the urban edge	Recreational users of PRoW	n/a
8	View from public right of way on northern boundary adjacent to Bosworth Academy.	Recreational users of PRoW.	n/a
9	View from Forest Rise on the edge of the existing housing looking south into the Site.	Residents; Recreational users of PRoW.	35m
10	Located on Peckleton Lane at the entrance to the new housing development and a public footpath, with a view into the site.	Road users; Recreational users of PRoW.	n/a
11	View from public right of way to the east of the site with direct views west towards the site	Recreational users of PRoW	225m
12	View from public right of way to the east leading to Park House Farm on elevated land approximately 900m from the site. Desford is visible along with the units at Griffen Park.	Recreational users of PRoW.	850m
13	Viewpoint lies to the south at 1km distance on a PRoW leading to Alder Hall.	Recreational users of PRoW	900m
14	View from the west on Kirkby Road as a public footpath 1km from the site.	Recreational users of PRoW	1km
15	View from the northern end of Peckleton Lane on elevated land which provides filtered views towards the site and the adjacent units at Griffen Park	Road Users; residents	310m
16	View from Leicester Lane by Bosworth Academy looking across the playing fields towards the undulating arable fields associated with the site	Road Users; residents	270m

Figure. 04. ZTV and Viewpoint Location Plan



- Study Area
- Viewpoint Location
- Public Bridleway
- Public Right of Way
- Zone of Theoretical Visibility

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05 Opportunities & Constraints

- 5.1. The site comprises of 41.9 hectares of land bordered by roads to the east and west, and the urban area of Desford to the north. The landscape and visual baseline has been established and the following landscape and visual constraints have been identified that will influence the opportunities for new development on the site.

CONSTRAINTS

- There are no landscape or heritage designations that form a significant constraint to development.
- The open and rolling nature of the site provides open views across the site and towards the edge of Desford.
- The western parts of the site are more elevated and exposed with long-distance views to the east.
- Recreational value of the site is enhanced by the public rights of way that cascade the site.
- The existing hedgerows are largely intact and important features in this landscape, providing a network of green infrastructure.
- Scattered mature trees lie in field boundaries with stronger tree belts to the west.
- The brook to the northern boundary of the site lies in a shallow valley and connects with Rothley Brook to the northeast.
- The road network forms defined boundary edges to the east and west.
- Significant built industrial form to the west which is visually prominent.

OPPORTUNITIES

- 5.2. The opportunities and constraints plan **Figure 05** illustrates a number of analytical factors that would contribute to development of new housing on the site.

- 5.3. The field patterns and public footpaths are the main characteristics of the site that should be protected. The objective would be to retain the existing hedgerows and footpaths within the green infrastructure network, and broader enhancements would be achievable through the provision of proposed landscape buffers as a key driver to developing defensible development proposals.

- 5.4. The site has a varied topography which generally falls to the east with the more exposed parts of the site to the west. There are long-distance views across the open nature of the site, with a subtle ridge that extends through the site from east to west. Therefore there are slopes that face towards the existing urban edge and others that fall towards the southeast as illustrated by the contours on the plan.

- 5.5. A number of public footpaths pass across the site and these provide opportunities to create green corridors as movement routes for people and wildlife through a GI network. The brook that lies to the northern boundary forms a wildlife corridor and green infrastructure that is important to consider as a positive feature and for enhancements to biodiversity. The trees and hedgerows as field boundaries are weak within the site and strengthen to some extent towards the southern edge of the site. Through provision of landscape buffers and a new urban edge, there is the potential to reinforce this interface with planting of hedges, trees and woodland blocks. Views from along the PRow beyond the site looking back towards the existing urban edge on the skyline, and therefore the provision of a stronger landscape structure would help to soften and screen the appearance of housing development from these views.

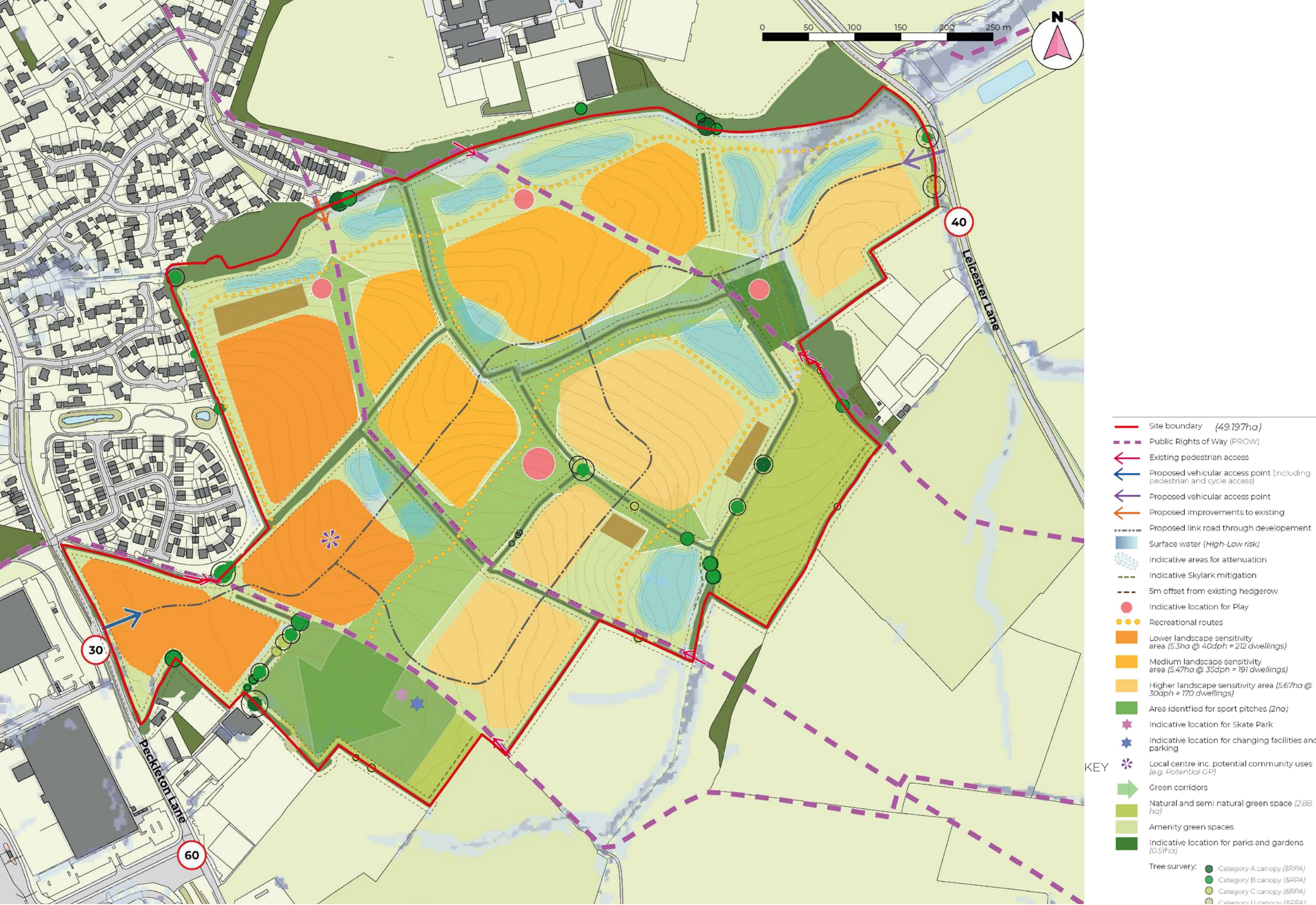


Figure. 05. Landscape Constraints and Opportunities



- KEY
- Site Boundary
 - Public Right of Way
 - Field boundaries
 - Drains / ditches
 - Primary views towards the site
 - Sloping topography
 - Existing urban edge
 - St Martin's Church as a local landmark
 - Green Infrastructure

Figure. 06. Illustrative Framework Plan



06 Likely Landscape & Visual Effects

6.1. This section sets out the effects that the Development will have on both landscape and visual receptors. The effects have the potential to vary over the two broad phases during construction and operation as described below.

6.2. The site is located to the southeast of Desford and occupies the gently rolling arable fields between the settlement and Leicester Lane, and the Bosworth Academy school to the north. The character of the site itself is of medium value given its relatively plain and unremarkable landscape and influenced by its location close to the urban edge and set in the context of large commercial units to the west. There are a number of PRow that pass through the site which provide recreational routes into the countryside.

Impacts during construction (temporary)

6.3. The temporary construction works which may give rise to effects on landscape and visual receptors are assumed at this stage, and therefore are summarised below to include the following elements.

- Vehicle movements of heavy goods vehicles and construction staff coming to and from the site on Peckleton Lane to the west and the B582 Leicester Lane to the east.
- Vehicle movement routes beyond Desford along main routes which may give rise to indirect effects.
- Erection of temporary site compounds, hoarding, security measures, lighting, stockpiling during demolition/ construction.
- Use of large plant equipment and machinery during construction.
- Construction of associated highway works and earthworks.
- Removal of vegetation required to allow construction activities to take place.

Impacts at completion (permanent)

6.4. The permanent components of the proposed development which may give rise to effects on

landscape and visual receptors are related to the introduction of modern housing to the site, increasing the urban area to the southeast of the settlement. The Illustrative Framework Plan shown at **Figure 06** provides the parameters to which this assessment is judged.

6.5. Due to the nature of the proposals, the site would experience permanent change to the characteristics that currently exist. The existing arable land will be removed and replaced with residential development and public open space, resulting in effects on views from nearby properties, roads and public footpaths.

6.6. The intention is that the majority of existing hedgerows and trees will be retained within the residential development and form the network of green corridors and open spaces. These will be supplemented with new planting and would contribute to providing a new landscape structure that will assist in mitigating the change in the landscape.

6.7. The impact to the existing naturalistic features that exist within and around the site will be kept to a minimum. the brook that runs across the north of the site will be protected and a buffer put in place to ensure the habitats are not adversely affected. Drainage design of swales and attenuation features have consider how the drainage systems function with as little impact to this watercourse as possible.

6.8. The creation of new areas of open space to accommodate mature trees and the new SuDS basin will provide new opportunities for tree planting, native hedgerows, shrub and wildflower grassland as part of a comprehensive landscape scheme. The associated landscape planting will help to integrate development into it's setting through large landscape buffers through the site and to the southeast boundary where the interface with the countryside is most tangible.

6.9. The visual appearance of the development will be softened over a period of years as the proposed planting and the boundary planting matures to break up the built form of the development. The assessment will be based on short term effects at year 1 of the development, and long-term effects to account for maturing vegetation at year 15 of

the development.

EFFECTS ON LANDSCAPE CHARACTER

6.10. In terms of landscape character, all effects that are likely to take place as a result of the proposed change are likely to take the following form.

- Effects on individual components of the landscape, such as loss of trees or buildings for example, or addition of new elements.
- Changes in landscape character or quality/ condition in particular places i.e. High Weald LCA.

6.11. The greatest level of effects resulting from the development are likely to be to the Site and the immediate setting including the three public rights of way that run through the site. The impact of new residential development within the open site will permanently change the characteristics of the site itself. This will intensify the urban character of this part of the landscape, extending the settlement to the southeast of Desford up to approximately 700-800m. There is likely to be some direct effects on the character of the local landscape beyond the confines of the Site which will be considered against the baseline resource.

LIKELY EFFECTS ON LANDSCAPE CHARACTER

Landscape Sensitivity

6.12. The nature of the landscape receptor's sensitivity is assessed by combining judgements about its susceptibility to change arising from the specific development and the value attached to the receptor. The receptors identified as part of the baseline assessment are as follows:

- The site and its immediate setting.
- The Newbold & Desford Rolling Farmland Landscape Character Area.
- Desford Urban Character Area

6.13. The characteristics of the site is reflective of the rolling farmland landscape that is located around the existing urban areas throughout the character type. The field patterns and lack of vegetation structure are notable, set between Peckleton Lane to the west and Leicester Lane to the east. The Griffen Park and Caterpillar UK estate to the south of Desford is significant and the large commercial units are visible from the site and the wider landscape. The baseline assessment identified that the site and its immediate surroundings were of **Medium** value overall taking into account the range of factors that contribute to landscape value. It is therefore not considered that this is a valued landscape as set out in the NPPF and therefore doesn't afford special consideration. In terms of its susceptibility to change, the site is adjacent to existing built development, influenced by other major infrastructure and has a moderate landscape condition. The elevated land to the northwest of the site is slightly more susceptible to change as a result of new development. The susceptibility to residential development on balance is considered to be **Medium**, and therefore the resulting landscape sensitivity is considered to be **Medium** for the site.

6.14. The Newbold & Desford Rolling Farmland LCA is characterised by large to medium sized fields of intensively farmed crops and single hedgerow boundaries. The rolling nature of the topography creates an open landscape with views from elevated land across the landscape and towards the urban area of Desford and the large commercial development. The landscape is of moderate condition with some individual features that are of value and moderate tranquillity. The LCA washes over the urban developments, with the commercial estate completing in size with the settlements of Desford and Newbold Verdon. The landscape value is considered to be **Medium**. The susceptibility is also considered to be **Medium** overall resulting in a **Medium** sensitivity.

6.15. The Desford urban character area is characterised by its nucleated form surrounding the historic core within which lies the Church of St Martin. Residential estates have extended the settlement into the countryside, and twentieth century housing to the south has winding cul-de-sacs. It is considered to be of **Medium** value.

It's susceptibility to residential development is affected by the significant influence of the existing urban character, and its qualities are less sensitive to this change and therefore the susceptibility is **Low-Medium** and the resulting sensitivity is **Low-Medium**.

Landscape Effects

The site and its immediate setting

- 6.16. The setting is one of a farmland landscape lying to the southeast of the settlement and located between two road corridors. The landscape structure consists of single clipped hedges and occasional trees as field boundaries. The site reflects a number of the characteristics of the wider LCA, notably the open views where hedgerows have been removed, giving an impression of a large scale landscape. The sensitivity is considered to be medium.
- 6.17. During the construction stage, the addition of the compounds, hoarding, lighting, structures, car parking, vehicles and workers, storage of materials and associated activities would be a marked change to the key characteristics within the site. The completion of parts of the development will include positive qualities such as the designed landscape surrounding the buildings and streets that will help to integrate these proposals into their setting. The changes during construction are considered to be of high magnitude and of **Substantial-Major** and **Adverse** effect.
- 6.18. At the completion of the site, the character of the site will change from an open landscape of arable fields at the edge of the settlement to a new residential development extending the urban character to the southeast. The magnitude of change will be medium-high as this will be a major alteration to the site characteristics and will have a defining effect on the receptor. At completion the landscape effects to the site will be **Major** and **Adverse** with the changes that are proposed. It is likely that the proposed planting as part of a landscape scheme will be located to the buffers within and around the site and within POS and will create an appropriate treatment alongside the existing landscape structure to soften the settlement edge. Large corridors of green infrastructure are proposed which break

up the urban character and provide layers of landscape structure through the development that will mature over time. The effect in the long-term will therefore be **Moderate** and **Adverse**.

Newbold & Desford Rolling Farmland Landscape Character Area

- 6.19. The wider landscape is characterised by the gently rolling landform rising to the north from the lower lying land around the River Soar. The predominantly arable farmland has large to medium sized field pattern defined by single species hawthorn hedgerows, which allow open views and impression of a large scale landscape. This character type covers a wide land area and so the area up to 2km it considered consistent in terms of character for the purposes of this assessment. Therefore the area of the LCA around Desford is of Medium landscape sensitivity.
- 6.20. During construction the temporary works are likely to have an adverse impact on characteristics at a localised level due to visible operations, additional traffic and noise. Due to exposed nature of the site and the scale of the changes in the LCA, direct landscape effects would cause a moderate loss and alteration of gently rolling farmland to the edge of the settlement. Some indirect effects such as traffic movements and highway works would create temporary detractors to the character. Therefore the proposals would result in a medium magnitude of change at construction, and a **Moderate** and **Adverse** effect. The proposed development, once complete, will increase the footprint of the settlement within the character type, but would be consistent with the nucleated form of the settlement where landscape buffers provide a soft urban edge. The assessment of effects would remain as **Moderate** and **Adverse** due to the loss of medium to large field pattern.

- 6.21. The proposed landscape structure and buffers will help to contain effects from the wider landscape at year 1 and improving towards year 15 to reduce the effects to **Moderate-Minor** and **Adverse** in the long-term.

Desford Urban Character Area

- 6.22. The character of the urban area is divided between the historic core to the north of the

settlement and contains the prominent church of St Martin's as a local landmark. Residential estates have extended the settlement into the countryside with twentieth century housing to the south up to the site boundary. The sensitivity of this extended character is low-medium. At construction there would be indirect and temporary works are likely to have an influence on the character of this townscape. The effects of additional traffic and noise, visible operations and disruption will be experienced to existing residential areas, with a medium magnitude to change. This would result in a **Moderate** and **Adverse** effect.

- 6.23. The completed residential development will extend the settlement further into the countryside. Housing layouts similar to the twentieth century extensions that exist would therefore not have a defining effect on this characteristic. Building materials and layout are likely to be reflected of similar residential areas, albeit of modern character and therefore causing some minor alteration of features within the townscape. Suitable landscape mitigation is proposed with wide landscape buffers and new planting which will provide an appropriate new soft urban edge. The magnitude of change will be low and a **Minor** and **Neutral** effect. The landscape with be a benefit to this character and create large swathes of green space within the new townscape, and therefore the significant of effect would be **Minor** and **Beneficial**.

Landscape Effects Summary

- 6.24. In summary, the proposed development will have some localised adverse and significant effects on landscape receptors. The site and its immediate setting will experience a high magnitude of change and a **Substantial-Major** and **Adverse** effect. The construction of modern housing and associated highway works will have marked effect. At operation the change will have a defining effect on the receptor due to the loss of the medium to large field patterns to the southeast of Desford. This will be **Substantial-Major** and **Adverse**. Suitable landscape mitigation will provide an appropriate new soft urban edge, and the effect in the long-term will be **Major-Moderate** and **Adverse**.

- 6.25. The wider landscape character would have an adverse impact on characteristics at a localised level. At construction and operation this would cause a **Moderate** and **Adverse** effect, reducing to **Moderate-Minor** and **Adverse** in the long-term. The Desford urban character area would also experience **Moderate** and **Adverse** effects at construction, but the completed development would reflect a similar character to what exists and a **Minor** and **Neutral** effect at year 1, and improvements to this over the long-term would result in a **Minor** and **Beneficial** effect.

06 Likely Landscape & Visual Effects

Table. 12. Summary of potential landscape effects

Shaded cells indicate effects that are considered significant

LANDSCAPE RECEPTOR	MAIN CHARACTERISTICS	SENSITIVITY	DESCRIPTION OF THE CHANGE	MAGNITUDE OF CHANGE	EFFECTS SHORT TERM	EFFECTS LONG TERM
LOCAL LANDSCAPE CHARACTER (SITE & IMMEDIATE SETTING)						
Key characteristics of the site and it's immediate setting	- The open and rolling nature of the site provides open views across the site and towards the edge of Desford. - The western parts of the site are more elevated and exposed with long-distance views to the east. - Several public rights of way cascade the site. - Existing hedgerows are largely intact and the only features in the site providing a network of green infrastructure. - Occasional scattered mature trees lie in field boundaries with stronger tree belts to the west. - The brook to the northern boundary of the site lies in a shallow valley and connects with Rothley Brook to the northeast. - The road network forms defined boundary edges to the east and west. - Significant commercial built form lies to the west which is visually prominent.	Medium	Construction Phase – works for the duration of the construction phase are likely to cause a change to the key characteristics across the site. Works and traffic will be most evident within the site to the users of the PRoW, with access from Penkleton Lane to the west and Leicester Lane to the east.	High	Substantial - Major Adverse	n/a
			Operational Phase – the residential development and associated infrastructure will permanently change the characteristics of the site. Retention of mature trees and hedgerows will retain some key features of the site. Development will intensify urban character in this part of the landscape extending the settlement to the southeast.	Medium-High	Major Adverse	Moderate Adverse
LCA D: NEWBOLD & DESFORD ROLLING FARMLAND						
Key characteristics of Newbold & Desford Rolling Farmland	- Gently rolling landform rising to the north from the lower lying land around the River Soar. - Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes. - Tree cover is limited, with scattered trees and small linear woodland copses. - Large to medium sized field pattern defined by single species hawthorn hedgerows. - Good network of footpaths link settlements. - Open views where hedgerows have been removed, giving an impression of a large scale landscape.	Medium	Construction Phase – temporary works are likely to have an adverse direct impact on characteristics at a localised level due to additional traffic and noise, visible operations and disruption, and visible from a moderate geographical area.	Medium	Moderate Adverse	n/a
			Operational Phase – The proposed development, once complete, will increase the level of housing in the character, area extending development into the medium to large field pattern and creating a new urban edge. The existing landscape structure and proposed buffers will help to contain effects from the wider landscape at year 1 and improving towards year 15.	Medium	Moderate Adverse	Moderate-Minor Adverse
DESFORD URBAN CHARACTER AREA						
Key characteristics of Desford	- A compact nucleated settlement with the historic core on the northern edge. - Residential properties from the 17th – 19th century surround the central core whilst the 1940s – 1950s dwellings extend to the south. - Mixed building materials used include red brick, rough cast rendering and slate roofing, with some timber framed thatched buildings. - The Church of St Martin forms a local landmark with its distinctive spire - Minimal frontages and narrow lanes create a small compact streetscape which then opens out to a later, wider street pattern with winding cul-de-sacs within the twentieth century development areas.	Low-Medium	Construction Phase - indirect and temporary works are likely to have an influence on the character of this townscape through this stage of the development. The effects of additional traffic and noise, visible operations and disruption will be tangible.	Medium	Moderate Adverse	n/a
			Operational Phase - the completed residential development will lie outside of the townscape and extend the settlement further into the countryside. Suitable landscape mitigation is proposed with deep landscape buffers and new planting which will provide an appropriate new soft urban edge.	Low	Minor Adverse	Minor Beneficial

LIKELY EFFECTS ON VISUAL AMENITY

- 6.26. The nature of the impacts to the visual amenity are likely to be as a result of changes to the composition of the view perceived by the receptors (people). The introduction of new elements and other minor structures are likely to cause changes in perceptual qualities of the site and the appearance of new development within localised views. The magnitude of change therefore will be assessed through the proportion of the view occupied by the change, the degree of contrast in terms of form, scale and mass, line, height, colour and texture, and the nature of the view whether full, partial or glimpsed.

Sensitivity of visual receptors

- 6.27. The sensitivity of visual receptors is borne from a combination of the susceptibility to change in views of a particular development (in this case residential development), and the value attached to those views.
- 6.28. The visual receptors are represented by panoramic photographs of each viewpoint illustrating the landscape context and annotated for ease of reference. These are included in **Figure 04** Visual Assessment. These are publicly accessible viewpoints are intended to form representative views, and while not exhaustive are considered to provide an accurate overview of the site and the likely extent of potential effects as a result of the proposals.
- 6.29. Visual receptors using local public rights of way within the site are represented by viewpoints 1, 2, 3, 4, 5, 7 and 8. Susceptibility of these receptors to residential development is considered to be medium as their location is within a moderate value landscape. Receptors along local roads of Leicester Lane and Peckleton Lane are represented by viewpoints 6, 10 and 15. Susceptibility to residential development is considered to be medium-low where this character is already prominent. Visual receptors on PRoW beyond the site at viewpoints 11-14 are considered to have a medium susceptibility to change. Viewpoint 9 represents views from the existing residential areas to the northern boundary of the site where new housing would become an extension to the settlement. Susceptibility to residential development is considered to be medium. Viewpoint 16 is located on Leicester Lane adjacent to the Bosworth Academy.

Susceptibility to residential development is considered to be medium as there are receptors where appreciation of setting is important to the quality of school life.

- 6.30. The sensitivity of the visual receptors is considered to reflect the value and susceptibility of each viewpoint and combined to allow an informed judgement of impact. Each viewpoint shall be assessed on the characteristics of the existing view, the degree of change that will be experienced, and the likely effects on visual receptors at construction phase and at operational phases in short-term (year 1) and long-term (year 15) following mitigation. The potential visual effects are summarised in **Table 11** below.

Internal Viewpoints 1-3 on PRoW

- 6.31. Viewpoints 1 and 2 are taken from the PRoW within the northwest part of the site facing opposite directions. VP3 is on the higher part of the site to the west and looks across the site towards the east. The character of the site is rolling farmland with clipped hedgerows and occasional trees, and mid- to long-distance views across the open landscape. Users of the footpath are likely to experience a high magnitude of change during the construction stages as the activity on site would be apparent and disruptive to the view, albeit temporary in nature.
- 6.32. Given the sensitivity of the receptor, the likely effects at construction would be **Substantial - Major** and **Adverse** as the works would alter the visual amenity of the receptor and sense of place by extending residential development into the countryside.
- 6.33. At completion, the new development would surround the receptors and permanently alter the characteristics of the view. There are opportunities for new planting to soften some views of houses within the buffer retained to either side of the footpaths. VP3 would experience different effects as public open space occupies part of the view and allows visual connection to the wider setting. The magnitude of change would be medium-high for VP1 and 2, and medium for VP3 as the buildings would be visible and alter the existing character of the view, although set back from the viewers within the green corridors.
- 6.34. The significance of the effect at operational

Slide. 3. Extract of Viewpoint 1



Slide. 4. Extract of Viewpoint 2



Slide. 5. Extract of Viewpoint 4



06 Likely Landscape & Visual Effects

stage would be **Major** and **Adverse** in the short term as there would likely be a localised change to the characteristics of the views, and across a large proportion of the panorama. VP3 would be **Major-Moderate** and **Adverse** in the short term. Given the potential for planting within these views and after the planting has matured at years 10-15 the effects are likely to reduce to **Major-Moderate** for VP1 and 2, and **Moderate** and **Adverse** for VP3.

External Viewpoints 4-5 on PRow

6.35. Viewpoints 4 and 5 are taken from the southeast of the site approximately 200-300m from the site boundary. Views toward the site have the backdrop of the existing settlement on rising land, and the commercial units at Griffen Park visible on the skyline. Changes to the views during construction stages would include machinery, storage areas and other related paraphernalia on the rising land to the edge of the settlement. This would form a perceptible and uncharacteristic component in the view with a medium magnitude of change as there would be a distinct effect on the amenity of the visual receptor. This temporary phase is likely to have a **Moderate** and **Adverse** effect on these receptors using the PRow.

6.36. The operational effects would introduce new residential development with houses, streets, parking, lighting, SuDS and landscape treatments occupying the rolling topography and increasing the extent of development that is visible from these locations. Landscape buffers proposed within the framework plan will contain planting that would filter views over time and soften the new urban edge. The significance of effect would therefore be **Moderate** and **Adverse** at year 1, and is likely to reduce to **Moderate-Minor** and **Adverse** in the long-term due to the maturing mitigation planting.

Viewpoint 6 on Leicester Lane (east)

6.37. VP6 is taken from Leicester Lane at the eastern end of the site with a direct view at the entrance to the site with clipped hedgerow along the road frontage and individual trees. The sensitivity of the receptor is considered to be medium-low where the receptors are road users passing along the road corridor.

6.38. At construction there would be a moderate level of disruption to the view including works

to the highway and new access road, machinery, storage areas and other related paraphernalia. The magnitude of change therefore is likely to be high in terms of the scale and extent of the construction works. The significance of effect would therefore be **Major-Moderate** and **Adverse**.

6.39. The operational phase would occupy land across the majority of the panoramic view, new houses forming the urban edge and creating a new approach into the settlement and changing some of the characteristics of the view. This would have a distinct effect on the amenity of the visual receptor, and result in a **Moderate** and **Adverse** significance of effect at year 1. Proposed planting within landscape buffers would begin to soften the appearance of the development in the long-term and is likely to change the effect to **Moderate-Minor** and **Adverse** by year 15.

Viewpoints 7-8

6.40. Viewpoints are taken along the PRow passing through the northeast part of the site. Both receptors observe the rolling arable fields in the foreground with the backdrop of the existing urban edge in views. Existing hedgerows cut across the site forming field boundaries but only provide a weak landscape structure. Views of the development are likely beyond the landscape buffers and therefore would be filtered by the proposed planting within green corridors.

6.41. The construction works would be located on the site to either side of the footpath but viewed along landscape buffers, and temporary fencing and signage is likely to be in place. This would be highly disruptive to the enjoyment of the views and therefore the magnitude of change would be high. The significance of effect would be **Substantial-Major** and **Adverse** and temporary in nature.

6.42. The extent of the buffers introduced to the boundaries of the site would allow receptors to view the proposed development in a landscaped setting, SuDS basins in the lower parts of the site and filtering layers of vegetation. The change to the view would be tangible with many new components replacing the open arable fields and alteration to key elements that would affect the amenity of visual receptors. The magnitude of change at operation would be considered to be medium-high, with the significance of effect to be **Major-Moderate** and **Adverse** at year 1.

Slide. 6. Extract of Viewpoint 5



Slide. 7. Extract of Viewpoint 6



Slide. 8. Extract of Viewpoint 7



The long term effects of planting in the wide buffers adjacent to these receptors would have a marked effects and reduce the significance of effect to **Moderate**, and remaining **Adverse** due to the loss of the open nature of the site.

Viewpoint 9 Existing residential areas

- 6.43. Viewpoint 9 is taken from Forest Rise in the residential estate immediately bordering the site at the southern edge of the settlement. Views of construction work would occupy the site and be visible from the existing residential receptors. Note there will not be a construction access through this part of the site. The changes to the character of the view from open fields to earthworks and new housing would have a high-medium magnitude of change and be of **Major** and **Adverse** effect.
- 6.44. The completed development would appear as an extension of the existing residential estate and the loss of the rural outlook currently enjoyed by the receptors. The effect would be of **Moderate** and **Adverse** significance due to a medium magnitude of change. The development would be set back behind new landscaped spaces and SuDS basins, and maturing vegetation will reduce the visual effects on receptors in the long-term. The significance of effect would reduce to **Moderate- Minor** and **Adverse** in the long-term.

Viewpoint 10

- 6.45. VP10 is taken from Peckleton Lane at the junction with the new housing development that lies adjacent to the site. The houses are prominent and form the character of the approach into the settlement. New development on the site will extend residential character across the view and located beyond the roadside hedgerow. Composition of the view would change to a minor degree, with modern housing, new road entrance, and landscaped frontage to the road. The commercial units lie to the western side of the road and provide some context to the view.
- 6.46. The magnitude of change in terms of the size/ scale and extent and duration at the construction stage would be medium and temporary. The construction traffic, highway works, temporary plant and hoarding to the site are likely to be visible, and the significance of effect would be **Moderate** and **Adverse**.
- 6.47. The completed development would appear as

an extension of the existing residential estate and occupy the full panorama with housing, but located in the context of the commercial units to the west. The magnitude of change at the operational stage would therefore be medium-low as the proposal would form a perceptible change albeit in keeping with elements that already exist. The significance of effect would be **Moderate- Minor** and **Adverse** in the short and long-term.

Viewpoint 11 on PRow to east

- 6.48. Viewpoint 11 is taken from Public Right of Way to the east of Leicester Lane at approximately 250m away. The sloping site is visible ascending to the existing settlement edge where housing and the commercial units can be seen along the skyline. Receptors are travelling along the PRow leading from the east, and the farm buildings and Bosworth Academy are also visible in winter to the right of the view. The sensitivity of these receptors are medium. In terms of the magnitude of change at construction, there would be some direct views of the works occupying a small proportion of the view, but nonetheless would form a perceptible and uncharacteristic component in the view. The magnitude would be Medium-Low and the significance of effect would be **Moderate** and **Adverse**.
- 6.49. At operation there would be a change in the composition of the view with infilling of new housing on the site with landscape buffers and green corridors breaking up the development. The appearance of the settlement in the landscape is increased but the character of the view is influenced by urban development which is visible across a large proportion of the panorama. Therefore the magnitude of change at operation year 1 would be low with a minor alteration to key elements having a noticeable effect on the amenity of the visual receptor. The significance of effect at year 1 would be **Moderate-Minor** and **Adverse**. By year 15 there will be a more established green infrastructure to the development, well integrated into the landscape and less obvious and therefore reducing the overall effect to **Minor** and **Adverse**.

Viewpoints 12-14 on PRow at 1km

- 6.50. Viewpoints 12-14 lie on public rights of way locations beyond 1km to the east, south and west. VP12 is 850m to the east close to Park House Farm, VP13 to the south near Alder Hall, and VP14

Slide. 9. Extract of Viewpoint 9



Slide. 10. Extract of Viewpoint 11



Slide. 11. Extract of Viewpoint 14



on Kirkby Road as it converts to a PRow to the west. These views represent the open farmland character surrounding the settlement with views of existing built development.

- 6.51. Some glimpsed views of construction work in winter are likely but seen at distance and would only form a minor and small-scale change to the view, of **Minor** and **Adverse** significance for each of these viewpoints. At completion there would be small changes in the composition of the view with glimpses of new housing on the site but at distance. As the proposed development would be seen in the context of the existing settlement, and with the large scale component of the commercial units, then the magnitude of change would be low-negligible and of **Minor** and **Adverse** effect.
- 6.52. Given the scale and small geographical extent of the change, the landscape buffers and mitigation planting that would surround the site would be effective in helping to screen any minor changes to the composition of the view, and the magnitude of change is likely to be negligible (slight perceptible change), and the significance of effect would reduce to **No Effect** by years 10-15.

Viewpoint 15 on Peckleton Lane

- 6.53. Viewpoint 15 is taken from Peckleton Lane within the existing town where the topography provides a view along the road corridor towards the site. The commercial units at Griffen Park are visible as large structures that protrude the skyline, and the open countryside beyond the urban limits is screened by the existing housing. At construction there is likely to be some indirect effects due to construction traffic on the receptors, but the works on site would not be perceptible in this urban location. Therefore the magnitude of change would be considered to be Low, and the effect would be **Minor** and **Adverse** on the indirect impacts.
- 6.54. The completed development would not be notable changes in the composition of the view with views of housing across the skyline and the proposed development located beyond. The magnitude of change will therefore be none, and the significance of **No Effect** at all operational phases.

Viewpoint 16 at Bosworth Academy

- 6.55. Viewpoint 16 is taken from Leicester Lane opposite Bosworth Academy with the site located beyond the playing fields. The sensitivity of the receptors takes into account the people at educational institutions for whom the appreciation of setting is important to the quality of working or school life. This is therefore considered to be medium. Changes to the view through constructions works is likely to result in a medium-low magnitude of change, and a **Moderate-Minor** and **Adverse** effect as there would be localised change to the characteristics and perceptible qualities of the visual amenity.
- 6.56. The magnitude of change in terms of the size/scale and extent at the operational stages would also be medium-low and a **Moderate-Minor** and **Adverse** effect for the same reasons. The proposed planting within landscape buffers will begin to infiltrate the development in the long-term and reduce this effect to **Minor** and **Adverse**.

Visual effects summary

- 6.57. In summary, the proposed development will have some localised adverse and significant effects on receptors within the site on PRow due to the development enclosing views and permanently alter the visual amenity of the receptor. The construction of modern housing and associated highway works, increased traffic movements and activities will have Substantial-Major and adverse effects on local receptors at VP 1, 2, 3, 7 and 8. There will be Major and adverse construction effects to receptors at viewpoint 9 due to the loss of the rural outlook currently enjoyed by residents. Other construction effects from receptors using local roads at viewpoints 5, 6 and 10 vary from Major-Moderate to Moderate and adverse as these are in close proximity to the changes on site. Viewpoint 15 on Peckleton Lane within the existing settlement is Minor and adverse due to indirect construction traffic effects.
- 6.58. Viewpoints 4 and 11 represent PRow away from the site boundary and would view the site in the context of the existing settlement and have Moderate and adverse construction effects. At 1km and over the receptors on PRow at VP 12-14 would have Minor and adverse effects at construction where glimpsed views are likely.
- 6.59. At completion of the new development, this will extend the residential character across

the site and closer to a number of viewpoints where the composition of the view will change and development will form a perceptible and uncharacteristic component of the view. Locations within the development on PRow will have a Major or Major-Moderate and adverse effect (VP 1, 2, 3, 7 and 8) which are considered to be significant. Those views on the boundaries or just outside would be of Moderate and adverse significance of effect (VP 4, 5, 6 and 9), with VP10, 11 and 16 at Moderate-Minor. Beyond the immediate setting of the site, medium to long distance views at VP12-15 are located at 1km or more and will have a Minor and adverse effect. The development will be viewed in the context of the existing settlement and the rolling topography so that the changes to the site would be largely limited in effect.

- 6.60. The landscape buffers and green corridors introduced into the framework plan help to break up the development. The extent of the buffers and planting as it matures would allow receptors to view the proposed development in a landscaped setting, SuDS basins in the lower parts of the site along with a new landscape structure will have the effect of filtering views through layers of vegetation. By year 15 the majority of the effects will be reduced by a degree, most effectively at VP3, 7 and 8 where the significance of effect would no longer be significant at Moderate and adverse.

- 6.61. In terms of the residual effects on landscape receptors after mitigation planting has been factored in, the significant effects will remain at VP1 and 2.

Slide. 12. Extract of Viewpoint 15



Slide. 13. Extract of Viewpoint 16



06 Likely Landscape & Visual Effects

Table. 13. Potential Visual Impacts

Shaded cells indicate effects that are considered significant

VISUAL RECEPTOR	MAIN CHARACTERISTICS	SENSITIVITY	LIKELY VISUAL IMPACTS	MAGNITUDE OF CHANGE	EFFECTS SHORT TERM	EFFECTS LONG TERM
VP 1 PRoW within site looking north	Viewpoint taken from the Public Right of Way within the northwest part of the site looking towards the existing settlement edge. The different built forms of the residential areas and the Academy are visible across the view interspersed with trees and hedgerow.	Medium	Construction Phase – views of construction work are certain on site to either side of the footpath, and temporary fencing and signage likely to be in place. Highly disruptive to the enjoyment of the recreational route.	High	Substantial-Major adverse	n/a
			Operational Phase – introduction of new buildings within the site would change the character of the view and alter the visual amenity of the receptor and sense of place by extending residential development into the countryside. Some views along the route of the footpath allow the existing visual connection with the existing town to remain.	Medium-High	Major adverse	Major-Moderate adverse
VP 2 PRoW within site looking east	Viewpoint taken from the Public Right of Way within the northwest part of the site looking east away from the settlement. The topography drops away and the view is extensive across the landscape towards Leicester in the distance.	Medium	Construction Phase – views of construction work are in close proximity on site to either side of the footpath, and temporary fencing and signage likely to be in place. Highly disruptive to the enjoyment of the recreational route.	High	Substantial-Major adverse	n/a
			Operational Phase – introduction of new buildings within the development areas would enclose the view and permanently alter the visual amenity of the receptor. There will be opportunities for new planting to soften some views of houses within the buffer retained to either side of the footpath.	Medium-High	Major adverse	Major-Moderate adverse
VP 3 PRoW within site looking north	Viewpoint taken from the Public Right of Way within the southwest part of the site at the highpoint. The topography drops away and the view is extensive across the landscape towards Leicester in the distance.	Medium	Construction Phase – views of construction work are in close proximity to the receptors using the footpath, and temporary fencing and signage likely to be in place. An area of public open space occupies part of the view and allows visual connection to the wider setting. Works disruptive to the enjoyment of the recreational route.	High	Substantial-Major adverse	n/a
			Operational Phase – the new buildings will occupy part of the panorama and enclose some views from the footpath. There will be opportunities for new planting to soften the houses within the buffer retained to either side of the footpath. The public open space occupies part of the view and allows visual connection to the wider setting.	Medium	Major-Moderate adverse	Moderate adverse
VP 4 PRoW near Forest View Farm	Viewpoint taken from the Public Right of Way to the south of the site across a small tributary with the land rising to the site boundary. The commercial units at Griffen Park are visible on the skyline with existing housing off Peckleton Lane.	Medium	Construction Phase – views of construction work are likely on site along the skyline and glimpsed through the intervening hedgerow and vegetation. Temporary in nature	Low-Medium	Moderate adverse	n/a
			Operational Phase – some views of the completed development are likely along the skyline and increasing the extent of residential development that is visible from this location. In the long-term the views will be filtered by the existing and proposed vegetation.	Low-Medium	Moderate adverse	Moderate-Minor adverse
VP 5 PRoW at Leicester Lane to the east	Views toward the site and the backdrop of the existing settlement on rising land, and the commercial units at Griffen Park visible on the skyline. The site stretches across the majority of the panorama.	Medium	Construction Phase – views of construction work to the view including construction machinery, storage areas and other related paraphernalia on the rising land to the edge of the settlement. Temporary in nature.	Medium	Moderate adverse	n/a
			Operational Phase – introduction of new buildings and associated structures are likely to be visible within the site and occupy the majority of the panorama, but filtered by the retained hedgerows and trees. Proposed planting within landscape buffers will begin to infiltrate the development in the long-term.	Medium	Moderate adverse	Moderate-Minor adverse
VP 6 Leicester Lane to the eastern edge of site	Direct view at the entrance to the site from Leicester Lane with clipped hedgerow along the road frontage and individual trees.	Medium-Low	Construction Phase – moderate level of disruption to the view including construction machinery, storage areas and other related paraphernalia, albeit temporary in nature.	High	Major-Moderate adverse	n/a
			Operational Phase – introduction of new buildings and associated structures are likely to be visible within the site but set back from the road with a landscape buffer to the foreground.	Medium	Moderate adverse	Moderate-Minor adverse

06 Likely Landscape & Visual Effects

Shaded cells indicate effects that are considered significant

VISUAL RECEPTOR	MAIN CHARACTERISTICS	SENSITIVITY	LIKELY VISUAL IMPACTS	MAGNITUDE OF CHANGE	EFFECTS SHORT TERM	EFFECTS LONG TERM
VP 7&8 PRoW within northeast part of site	Viewpoints taken along the PRoW passing through the northeast part of the site. Both receptors observe the rolling arable fields in the foreground with the backdrop of the existing urban edge in views. Existing hedgerows cut across the site forming field boundaries but a weak landscape structure.	Medium	Construction Phase – views of construction work are located on site to either side of the footpath but viewed along landscape buffers, and temporary fencing and signage likely to be in place. Highly disruptive to the enjoyment of the recreational route.	High	Substantial-Major adverse	n/a
			Operational Phase – views of the completed development are likely beyond the landscape buffers and therefore filtered by the proposed planting within green corridors. Maturing vegetation will reduce the visual effects on receptors in the long-term.	Medium-High	Major-Moderate adverse	Moderate adverse
VP 9 Forest Rise looking south	Viewpoint taken from Forest Rise in the residential estate immediately bordering the site at the southern edge of the settlement. The cul-de-sac terminates at the site boundary and the rising land allows views of the site up to the ridge.	Medium	Construction Phase – views of construction work would occupy the site and be visible from the existing residential receptors.	Medium-High	Major adverse	n/a
			Operational Phase – there would be changes in the composition of the view with views of new housing on the site but set back behind new landscaped spaces and SuDS basins. Maturing vegetation will reduce the visual effects on receptors in the long-term.	Medium	Moderate adverse	Moderate-Minor adverse
VP 10 PRoW to the east	Viewpoint taken from Peckleton Lane at the junction with the new housing development that lies adjacent to the site. The houses are prominent and form the character of the approach into the settlement.	Medium-Low	Construction Phase – views of construction work are likely on site beyond the roadside hedgerow on Peckleton Lane.	Medium	Moderate adverse	n/a
			Operational Phase – views of the completed development will extend residential character across the view and located beyond the roadside hedgerow. Composition of the view will change to a minor degree.	Medium-Low	Moderate-Minor adverse	Moderate-Minor adverse
VP 11	Viewpoint taken from Public Right of Way to the east of Leicester Lane at approximately 250m away. The sloping site is visible ascending to the existing settlement edge.	Medium	Construction Phase – some direct views of construction work would be possible occupying a small proportion of the view.	Medium-Low	Moderate adverse	n/a
			Operational Phase – there would be small changes in the composition of the view with infilling of new housing on the site with landscape buffers and green corridors breaking the development.	Low	Moderate-Minor adverse	Minor adverse
VP 12	Viewpoint taken from Public Right of Way at Park House Farm to the east at 875m away.	Medium	Construction Phase – views of construction work in winter would be seen at distance in the context of the existing settlement edge.	Low-Negligible	Minor adverse	n/a
			Operational Phase – some glimpsed views of the completed development in winter are possible but filtered by the existing and proposed vegetation.	Negligible	Minor adverse	No effect
VP 13&14	Public Right of Way locations beyond 1km to the south and west that lie off local roads and represent the open farmland character surrounding the settlement with views of existing built development.	Medium	Construction Phase – some glimpsed views of construction work in winter would be possible.	Low-Negligible	Minor adverse	n/a
			Operational Phase – there would be small changes in the composition of the view with glimpses of new housing on the site but at distance.	Low	Minor adverse	No effect
VP 15	Viewpoint taken from Peckleton Lane within the existing town where the topography provides a view along the road corridor towards the site. The units at Griffen Park are visible as large structures that protrude the skyline.	Medium-High	Construction Phase – some glimpsed views of construction work in winter may be possible, with indirect traffic effects along Peckleton Lane.	Low	Minor adverse	n/a
			Operational Phase – there would not be notable changes in the composition of the view with views of housing across the skyline and the proposed development located beyond.	None	No effect	No effect
VP 16	Viewpoint taken from Leicester Lane opposite Bosworth Academy with the site located beyond the playing fields.	Medium	Construction Phase – some views of construction work in winter would be possible.	Medium-Low	Moderate-Minor adverse	n/a
			Operational Phase – there would be small changes in the composition of the view with glimpses of new housing on the site and the loss of the rural characteristics beyond the playing fields.	Medium-Low	Moderate-Minor adverse	Minor adverse

RECOMMENDATIONS FOR PROPOSED ENHANCEMENTS

- 6.62. A key aspect of new development proposals are to improve the landscape resource and the visual amenity of the proposed development site and its wider setting and to help alleviate any landscape and/or visual effects. Enhancement proposals should be an integral part of the design of the development proposal, seeking to identify from an early stage opportunities to enhance the baseline conditions and integrate these proposals into the overall development project.
- 6.63. An early Landscape & Visual Impact technical note was produced by IDP Landscape Ltd to inform the creation of the concept masterplan and the eventual framework masterplan. The constraints were identified at an early stage in order to minimise any effects through appropriate assessment of landscape and visual effects, and to seek to enhance the character and appearance of urban edges. The appropriate response for the site is to retain the existing landscape features that exist with the site and utilise these features to influence the structure of the framework masterplan.
- 6.64. The key sensitivities of the local landscape are set out in the LCA and the landscape strategies it will adopt to conserve and enhance the landscape. The proposal should aim to conserve historic field patterns and public footpaths and retain the existing hedgerows and footpaths within the green infrastructure network. Broader enhancements would be achievable through the provision of proposed landscape buffers as a key driver to developing defensible development proposals.
- 6.65. Due to the varied topography and exposed parts of the site, the built development should respect the existing built form that surrounds the site to relate well to the existing urban edge. The more elevated parts of the site in the west are of higher landscape sensitivity and therefore the density should be reduced and allow for vistas through development to retain the open nature of the site. East to west corridors within the proposed development following the public footpaths would create the opportunity for green corridors and movement routes for people and wildlife and help to break up the appearance of the urban character.
- 6.66. Biodiversity of the landscape should be enhanced with the provision of new green infrastructure and habitat creation as part of the development proposals. The development of the Site has the opportunity to promote regeneration and enhancement of tree cover and species rich hedgerows in line with BNG recommendations.
- 6.67. The Council's Landscape Character Assessment highlights the key sensitivities of the local landscape and the landscape strategies that it will adopt to conserve and enhance the landscape. These are listed below with a brief response to how these might be adopted in any future development proposals at reserved matters stage.
- *Conserve historic field patterns and public footpaths between villages* – the proposed development response should seek to retain the existing hedgerows and footpaths within a GI network, and broader enhancements would be achievable within the landscape buffers.
 - *Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular* – in urban design terms the continuation of the settlement in a nucleated manner would be appropriate, relating to the overall townscape character.
 - *Conserve and enhance the long, panoramic views of uncluttered skylines and church spires* – views to the church from within the site are occasional and not constant and therefore there should be consideration within the development and open space of how the Church of St Martin's in the historic core is viewed from within the site. Views towards the church should be available in the proposed green infrastructure networks, with there being incidental views along the green corridors that naturally follow the routes of the PRow, and above much of the new housing given the rolling topography.
 - *Conserve and enhance the biodiversity of the landscape* – there is the potential for this to be significant with the provision of new GI networks as part of development proposals, with contributions to the overall net gain in biodiversity.
 - *Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences* – this can be achieved through the provision of a comprehensive landscape strategy throughout the site with significant enhancements to the biodiversity of the site.
- 6.68. Therefore the development proposals could assist in meeting landscape management objectives for the area. The above opportunities provide a platform for the creation of an appropriately located, high-quality development that could provide some positive enhancements with recreational and biodiversity benefits through a suitable and well-designed landscape framework.
- 6.69. From a landscape and visual perspective, it is considered that new development could be integrated into the overall settlement edge in this undesignated landscape. Proposed planting of woodlands and tree belts would help to integrate the proposals into the surrounding landscape and respond to the character of the local landscape of the Newbold and Desford Rolling Farmland LCA.
- 6.70. These requirements are achievable within a comprehensive masterplan and landscape strategy which will form part of the submitted details. **Figure 07** shows the proposed Landscape Strategy that has helped inform the biodiversity improvements

Figure. 07. Landscape Strategy



- 7.1. IDP Landscape Ltd are appointed by Bellway Homes Ltd to provide a landscape and visual impact assessment for the proposed residential development on land southeast of Desford. The outline planning application is for the erection of up to 550 residential dwellings including public open space, means of vehicular access into the site and associated infrastructure.
- 7.2. The application site comprises of a number of agricultural fields that lie to the south of Desford on land bordered by Peckleton Lane to the west of the site and the B582 Leicester Lane to the east. Southern extent is broadly defined by a small brook and field boundary hedgerows. Immediately to the north of the landholding is the Bosworth Academy which is a very prominent development, particularly the sports centre. To the west is the Griffen Park industrial estate, and northwest is new housing development. Open countryside extends south and east.
- 7.3. The wider landscape character of Newbold & Desford Rolling Farmland LCA is characterised by large to medium sized fields of intensively farmed crops and single hedgerow boundaries. The rolling nature of the topography creates an open landscape with views from elevated land across the landscape and towards the urban area of Desford and the large commercial development. The landscape is of moderate condition with some individual features that are of value and moderate tranquillity.
- 7.4. In terms of landscape value the site is considered to be medium taking into account the range of factors that contribute to landscape value. The area of the rolling farmland character that surrounds Desford is considered to be of medium landscape value as this is reflective of the characteristics of the site.
- 7.5. In the visual environment, users of recreational rights of way within this landscape are likely to be of medium value due to their appreciation of the moderate quality landscape around them. Road users are primarily focused on the route they are travelling along and therefore would have a low to medium value. Residents within their homes and gardens would have a medium value depending on their outlook and situation.
- 7.6. The proposed development is for up to 550

new homes and associated infrastructure and landscaping. An illustrative framework plan has been developed that sets out the broad principles of a development on the site, with an extensive network of open spaces and green infrastructure, and the potential for landscape enhancements.

ASSESSMENT CONCLUSIONS

- 7.7. The highest level of landscape impact will be observed to the key characteristics of the site which will permanently change from a series of arable fields to a modern housing estate. Construction phase will result in a high magnitude of change and a Substantial-Major and Adverse effect, as will the operational phases as extending the urban character to the southeast would be a significant change. The long-term effects will benefit from the buffers in and around the site and reduce effects to Major-Moderate and Adverse.
- 7.8. The wider landscape character would have an adverse impact on characteristics at a localised level. At construction and operation this would cause a Moderate and Adverse effect, reducing to Moderate-Minor and Adverse in the long-term. The Desford urban character area would also experience Moderate and Adverse effects at construction, but the completed development would reflect a similar character to what exists and a Minor and Neutral effect at year 1, and improvements to this over the long-term would result in a Minor and Beneficial effect.
- 7.9. In terms of the effects on visual receptors, the proposed development will have some localised adverse effects from adjacent roads, residential properties and along public rights of way. Close views of the site during construction are likely to have Substantial-Major and Adverse effects on the visual environment as the activities of building works, highway changes, hoarding and construction traffic will be obvious and direct to the visual receptors. This would be for local receptors at along PRoW within and adjacent to the site. The operational effects are likely to be Major or Major-Moderate and adverse as the effects will be direct and permanently changing the character of the site at completion. The existing trees and boundary hedgerows will be largely retained, and the provision of new

landscaping will be proposed as part of the new development. Impacts would be slightly reduced in the long-term as the landscape planting matures.

- 7.10. Construction effects from local roads and residential estates range from Major through to Moderate and adverse as these are in close proximity to the changes on site. Viewpoint 15 on Peckleton Lane to the north within the existing settlement is Minor and adverse due to indirect construction traffic. Beyond the immediate setting of the site, medium to long distance views are contained to local PRoW and have Moderate and adverse construction effects. At 1km and over the receptors on PRoW at VP 12-14 would have Minor and adverse effects at construction where glimpsed views are likely.
- 7.11. Operational Effects would be less disruptive with some change in the composition of views from local roads and residential estates. Therefore the effects range from Moderate through to Minor and adverse. The proposed landscape structure will mature and help to soften the views into the long-term and help to reduce the effects.
- 7.12. Beyond the immediate setting of the site, medium to long distance views at VP12-15 are located at 1km or more and will have a Minor and adverse effect. The development will be viewed in the context of the existing settlement and the rolling topography so that the changes to the site would be largely limited in effect.
- 7.13. In terms of the residual effects on landscape receptors after mitigation planting has been factored in, the significant effects will remain at VP1 and 2 within the site.
- 7.14. The key sensitivities of the local landscape are set out in the LCA and the landscape strategies it will adopt to conserve and enhance the landscape. The proposal should aim to conserve historic field patterns and public footpaths and retain the existing hedgerows and footpaths within the green infrastructure network. Broader enhancements would be achievable through the provision of proposed landscape buffers as a key driver to developing defensible development proposals

- 7.15. In conclusion, from a landscape and visual perspective, it is considered that new development could be integrated into the overall settlement edge in this undesignated landscape within only limited close range significant effects. Proposed planting of woodlands and tree belts would help to integrate the proposals into the surrounding landscape and respond to the character of the local landscape of the Newbold and Desford Rolling Farmland LCA.





PEOPLE FOCUSED PLACES

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