



Land to the rear of 193 Shaw Lane, Markfield

LANDSCAPE AND VISUAL APPRAISAL

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Contents

1.0	Introduction
2.0	Methodology
3.0	The Site and Context
4.0	The Development Proposals
5.0	Landscape Planning Policy Context
6.0	Existing Landscape Character (Baseline)
7.0	Existing Visual Amenity (Baseline)
8.0	Appraisal of Potential Landscape and Visual Impacts
9.0	Summary and Conclusion
Appendix 1	Methodology
	References

Figures

Figure 1	Site Location and Study Area
Figure 2	Existing Site Photographs 1/3
Figure 3	Existing Site Photographs 2/3
Figure 4	Existing Site Photographs 3/3
Figure 5	Topography
Figure 6	Public Rights of Way
Figure 7	Designated Sites
Figure 8	Local Authority Boundaries
Figure 9	Local Landscape Character Areas
Figure 10	Viewpoint Locations
Figure 11	Viewpoints 1 & 2
Figure 12	Viewpoints 3 & 4
Figure 13	Viewpoints 5 & 6
Figure 14	Viewpoints 7 & 8
Figure 15	Proposed Site Plan

1. INTRODUCTION

- 1.1. This Landscape and Visual Appraisal (LVA) has been prepared by Studio 413 Ltd, on behalf of Mr A. Moore, in support of a planning submission for the development of 4no. dwellings to the rear of 193 Shaw Lane, Markfield (the 'site' – see Figure 1). Photographs taken to illustrate the site and context are contained within Figures 2-4 & 11-14 and should be referred to throughout this appraisal.
- 1.2. This LVA provides a brief outline of the landscape and visual baseline conditions of the site and its relevant context. This includes an outline of the Physical Landscape of the site, such as the site context, topography, land use and existing vegetation, and the Perceptual Landscape including the landscape character, local and long-distance views and visibility of the site, and an overall site and context analysis.
- 1.3. A brief overview of potential effects that may arise through the development proposals are also highlighted, however to be verified these would need to be assessed fully through a subsequent Landscape and Visual Impact Assessment (LVIA).
- 1.4. Landscape and visual resources are closely related but are separate issues and are considered under independent appraisals:

- Landscape effects are the result of a change to the fabric, character, or quality of the landscape as a result of development. They do not have to be seen.

Therefore, the landscape study area encompasses the area physically and directly affected by any proposed development, and the immediate surrounding landscape setting.

- Visual effects result from a change in views.

Therefore, the study area for the visual appraisal has been considered by way of desk study and field study. A preliminary visual appraisal has been developed together with review of topography, aerial photography, and OS mapping.

2. METHODOLOGY

- 2.1. The methodology for this Preliminary Landscape and Visual Appraisal has been based upon best practice guidance presented in the Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVIA3) (Routledge, 2013).
- 2.2. It should also be noted that this report is an outline appraisal, and not a full landscape appraisal or LVIA. However, guidance provided in GLVIA3 for landscape appraisals will be followed where appropriate. GLVIA3 Guidelines state (3.2):

“As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects,

although not their likely significance; and considering how those effects might be mitigated – still applies.”

- 2.3. As noted in Section 1.4 of this document, and as advised in the GLVIA3, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.
- 2.4. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the landscape effects - the change to the fabric, character or quality of the landscape as a consequence of the proposed development:
 - A brief desk-top study of relevant information, local planning designations and existing character assessments has been undertaken (see Sections 5.0 and 6.0). Local planning designations provide important indicators of the level of value or importance society places upon the effected place, as well as aspirations for any potential development.
 - A field survey of the site to further understand landscape character, identify key landscape features and ascertain landscape condition and value.
 - Consider any potential significant landscape effects that may arise through any development proposals.
- 2.5. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the visual effects - changes in what people are likely to see as a consequence of the proposed development.
 - Undertake an initial desk-top study to document designated and protected landscapes and features (see Section 3.0) and scope out potential views of the site and proposals.
 - Complete a field survey to:
 - Visit the site and look out from it to determine if there are any noteworthy prominent viewpoints to be considered; and
 - Identify any additional potential views from areas such as housing, footpaths, viewpoints, and feature buildings that may be considered (see Section 7.0).
 - Consider any potential significant visual effects that may arise through any development proposals.

Field survey

- 2.6. The field survey for the Baseline Appraisal was undertaken on 10 October 2023. The weather conditions were clear with good visibility.

Assumptions and Limitations

- 2.7. The baseline assessment has been carried out using information made available at the time of the assessment. The assessment and the prediction of impacts of the Development are based on this available information and the methodology aims to provide an objective, fair and realistic assessment of impacts upon the Landscape and Visual resource. Professional judgement has been drawn upon, where necessary, to inform the assessment.
- 2.8. Only safely publicly accessible areas have been assessed within the study area, and therefore not all potential receptors and views may have been able to be identified, recorded and assessed. The assessment of visual effects has been undertaken from outside property boundaries and assumptions have been made about the types of room and about the types and importance of views obtained from these rooms.
- 2.9. Every effort has been made to ensure the photographs and locations within the assessment are representative of the site and local area. Photographs of representative viewpoints were taken in October and therefore do not represent worse case views. However, professional judgment has been used to consider how the views would be altered in winter when deciduous vegetation would be without leaves.

3. THE SITE AND CONTEXT

The Site

- 3.1. The site (refer to Figure 1) is located in Hinckley and Bosworth District in the County of Leicestershire. The site lies in the Parish of Markfield. The main settlement of Markfield lies approximately 2.75km south-east of the proposed site.
- 3.2. The proposed site currently sits within a contained parcel of land to the rear of the existing terraces dwellings fronting Shaw Lane. The eastern half of the site consists of a number of dilapidated, workshop type buildings and open sided barn type structures with associated areas of hard standing. Refer to Figures 2 & 3.
- 3.3. The western half of the site consist of unmanaged vegetation. Refer to Figure 4.
- 3.4. The site is approximately 2,940m² in area.

Boundaries

- 3.5. Existing structures form part of the eastern boundary, with the remainder a combination of garden fencing defining the boundary with the adjacent dwelling 193 Shaw Lane and overgrown vegetation.
- 3.6. The southern boundary is defined by a tall, unmanaged mature mixed species hedgerow.
- 3.7. The western boundary of the proposed site is undefined; however the parcel of land is contained at its western extent by a linear group of mature deciduous trees and a timber fence.
- 3.8. The northern boundary is defined in part by brick walls forming the rear garden boundaries of the properties fronting Shaw Lane.

Context

- 3.9. An existing track located between properties 193 & 195 Shaw Lane provides access to the site from Shaw Lane.
- 3.10. Immediately to the north of the proposed site lie the rear garden boundaries of the existing properties fronting Shaw Lane.
- 3.11. Immediately south of the proposed site lie a number of pastoral fields defined by mature mixed species hedgerows with occasional hedgerow trees.
- 3.12. A number of large quarries are located in the study area and are dominant features in the landscape. Kellams Farm Quarry to the north, Cliffe Hill Quarry to the south, Bardon Hill Quarry to the north-west and the disused Old Cliffe Hill Quarry to the south-east.
- 3.13. The eastern fringe of Bardon Hill Industrial Estate falls within the western extent of the study area.

Topography

- 3.14. The topography of the proposed site is generally flat and lies at a height of circa 190m AOD. Refer to Figure 5.
- 3.15. To the east of the Billa Barra Lane (approximately 180m east of the site) the landform rises to 235m AOD.
- 3.16. To the north, south and south-east mineral extraction activities have impacted on the landscape.
- 3.17. North of Shaw Lane the landform is generally at a similar height to that of the proposed site. However, the landform does become slightly elevated at the northern and north-eastern extents of the study area.
- 3.18. Beyond the dismantled railway line to the south of the proposed site the landform rises gently, before the mineral extraction operations at Cliffe Hill Quarry results in an area significantly lower than the proposed site.

Hydrology and Water Features

- 3.19. A small stream runs east to west south of PRow R8 with three field ponds located south of South Lane.

Land Use

- 3.20. The proposed site is currently an area of previously developed land being used for commercial operations.
- 3.21. Land use within the wider study area is a combination of large quarries, pockets of residential and commercial uses and agricultural fields, interspersed with woodland blocks.

Public Rights of Way

- 3.22. Designated Public Rights of Way (PRoW) are shown on Figure 6.
- 3.23. There is no public access onto the proposed site. The following PRoW routes has been identified in the immediate vicinity of the site:

Approximately 250m south of the proposed site PRoW (R8) (T42) links PRoW N48, skirting the eastern perimeter of Cliffe Hill Quarry to join PRoW N48 again south of Rydal Mount Cottages; also from N48 at Billa Barra Lane, by the old Tramway to join PRoW N49; also a spur to join PRoW N48 and R7, north east of the Quarry

Approximately 150m west of the proposed site PRoW (N49) connects East Lane at its junction with South Lane to Footpath R8 and then to Shaw Lane (A511).

- 3.24. Further afield, further public rights of way have been identified, however given the landform, intervening features and distance from the site, none of these are likely to be sensitive receptors.

Transport

- 3.25. The local highway network includes the following routes in close proximity to the site:
- Shaw Lane (A511) dissects the study area from west to east, approximately 50m north of the proposed site.
 - Billa Barra Lane lies approximately 165m east of the proposed site.
 - East Lane and South Lane lie approximately 450m west of the proposed site.

Settlements

- 3.26. There are no formal settlements within the study area however beyond the study area Stanton-under-Bardon lies approximately 1.1km to the south-east and further afield the settlement of Markfield 2.75km to the south-east.

Farmsteads

- 3.27. A number of farmsteads are located in the vicinity including:
- Brook Farm – 420m to the north-west
 - Old Hall Farm – 460m to the north-west

Individual Properties

- 3.28. The number of residential properties potentially impacted by the proposed development are limited. Properties in the immediate vicinity, primarily properties 189 to 225 Shaw Lane whose rear elevations and gardens face on to the proposed site.

Cycle Network

- 3.29. No National or Regional cycle routes have been identified in the study area.

Designated sites

- 3.30. The proposed site is not located within a Nationally Designated Landscape; it is not within a National Park or Area of Outstanding Natural Beauty. There are no Grade 1 or 2* *Listed Buildings, Scheduled Ancient Monuments, or Sites of Special Scientific Interest within the Site or study area, however, the following were identified surrounding the application site (See Figure 7):

Grade II listed Properties

- 3.31. The study determined that within 1.5km of the proposed site the following Grade II Listed Buildings were identified:
- Bardon Park Chapel, Shaw Lane List Entry No. 1271908 – approximately 415m to the north-west.

Local Nature Reserve

- 3.32. Billa Barra Hill (approximately 185m east of the proposed site) is designated as a Local Nature Reserve which consists of a variety of habitats including acid grassland, Additionally, the hilltop is a Regionally Important Geological site, with a natural outcrop of pre-Cambrian rocks.

Landscape Sensitivity

- 3.33. Although a landscape has some intrinsic sensitivity, in Landscape Assessment, landscape sensitivity is specific to the location in question (in terms of value) and also to the particular project or development that is being proposed (in terms of the susceptibility of a landscape to the specific type of development).
- 3.34. Consequently, to inform a detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the value of the landscape and its susceptibility to change.

Landscape Value

- 3.35. In terms of "landscape value" it is appropriate to examine the role of the sites and their immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations

- 3.36. The site and its wider landscape context are not subject to any national landscape designations.

Natural Heritage

- 3.37. Natural England has designated an area of approximately 20 hectares around Billa Barra Hill as a Local Nature Reserve. In addition, a number of rocky outcrops make the hill a regionally important geological site.
- 3.38. In addition, a number of areas of Deciduous Woodland Priority Habitat have been designated in the study area.

Cultural Heritage

- 3.39. The site is not designated for its heritage value, or in the zone of influence of elements of known heritage interest.

Landscape Condition

- 3.40. The site consists of a rectangular area of open ground, enclosed on all sides. The existing buildings have fallen into a state of disrepair and the balance of the site is unmanaged. Overall, the landscape condition of the site is poor.

Associations

- 3.41. There are no identified particular associations with the land, in terms of people, events or the arts.

Distinctiveness

- 3.42. The site has an identity reflecting its previous uses and does not contribute positively to the wider landscape character.

Recreational Value

- 3.43. The area around the sites contains a number of footpaths and bridleways, allowing views of the landscape and the settlements. It is an area that is likely to be used for local recreation, rather than a more attractive area that would draw visitors.

Perceptual (Wildness and tranquillity)

- 3.44. The area is not wild or tranquil.

Functional aspects

- 3.45. The area has no functional role in terms of floodplains, or natural systems. However, the Markfield Parish Neighbourhood Plan 2021 identifies Billa Barra Hill and the roadside vegetation immediately north of Shaw Lane as being part of the local Green Infrastructure network.

- 3.46. In conclusion and having appraised the above factors it is judged that the site is of low landscape value.

Landscape Susceptibility

- 3.47. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
- 3.48. The site is generally well defined on all sides.
- 3.49. Land use of the immediate surroundings includes residential to the north and east and predominantly agricultural uses to the south and west.
- 3.50. There is the opportunity to retain and improve existing vegetated boundaries, reducing the overall susceptibility.
- 3.51. Based on the above assessment the susceptibility of the landscape to change has been assessed as low.

4. THE DEVELOPMENT PROPOSALS

- 4.1. In summary, the proposed development will comprise the following:
- Removal of the existing dilapidated structures and hard standing.
 - The development of 4no. new dwellings in an agrarian courtyard type layout.
 - Buffer planting to the northern boundary and a new species rich native hedge defining the western boundary.

5. LANDSCAPE PLANNING POLICY CONTEXT

- 5.1. This section outlines planning policies and guidance that are of direct relevance to the Baseline Appraisal.
- 5.2. The site is located within the administrative boundary of Hinckley and Bosworth Borough Council; however, the study area also includes land within the administrative boundary of North West Leicestershire District Council. Refer to Figure 8. Given the scale of the proposed development this assessment has deemed the policies of North West Leicestershire District Council are not a relevant consideration.

National Planning Policy Framework (2023)

- 5.3. The National Planning Policy Framework (NPPF) (Ministry of Housing, 2023) sets out the Government's planning policies for England and how these are expected to be applied. It states,

"The purpose of the planning system is to contribute to the achievement of sustainable development."
(para. 7)

- 5.4. Paragraph 8 states that:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)" including an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 5.5. Furthermore, the NPPF notes that,

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." (para. 126); and

"...Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings." (para. 134)

Local Planning Policy Framework

Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009

- 5.6. The site lies within Hinckley and Bosworth district. The development plan for the site comprises the Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009. (Hinckley & Bosworth Borough Council, 2023)
- 5.7. The site is not covered by any statutory or non-statutory designations.
- 5.8. The Local Plan sets out the Council's strategy for the growth of the district up to 2026.
- 5.9. The proposed site falls outside of any settlement boundary and is defined as countryside.

Adopted July 2016 Local Plan 2006 -2026 Site Allocations and Development Management Policies DPD (SADMP)

- 5.10. The Site Allocations and Development Management Policies Document (DPD) (Hinckley & Bosworth Borough Council, 2016) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses and leisure uses. In addition, it also includes development management policies which apply across the borough, and which will be used when determining planning applications.
- 5.11. The Borough Wide Policies map that supports the SADMP identifies that site and its immediate surroundings as being in 'Countryside'.
- 5.12. Policies that are most relevant to a study of landscape and visual matters are summarised below:

Policy DM4: Safeguarding the Countryside and Settlement Separation

This policy states that land development in the countryside will be considered sustainable where:

The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting'

and

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development;*

Policy DM10: Development and Design

This policy states that developments will be permitted providing the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

Markfield Parish Neighbourhood Plan 2021 (MNP)

- 5.13. The site falls outside the 'Settlement Boundary' of Markfield however falls within the area identified as the 'Neighbourhood Area' and therefore consideration should be given to the relevant Policies outlined in the Markfield Parish Neighbourhood Plan 2021 (Council, 2021)
- 5.14. Policies that are most relevant to a study of landscape and visual matters are summarised below:

Policy M1: Countryside

This policy states that,

The Countryside (land outside the Settlement Boundary defined on Map 2 and the Policies Maps) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. The following types of development will be supported in countryside locations:

- 1. Recreation and tourism that cannot be provided within the Settlement Boundary;*
- 2. Development by statutory undertakers or public utility providers;*
- 3. The subdivision of an existing residential dwelling; and*
- 4. Development that is otherwise in accordance with: national policies; or strategic planning policies or allocations; or with the other policies of the Neighbourhood Plan.*

Policy M2: Landscape Character

Policy M2 states that,

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area (identified on Figure 3) which it would affect.

Development should:

- 1. Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design of development proposals;*
- 2. Retain and where possible enhance woodland, hedgerows, mature trees, and stone walls as features of landscape importance unless it is demonstrated this is not viable or practicable;*
- 3. Be well integrated within the landscape with planting to soften urban edges;*
- 4. Be located and designed so as not to significantly harm the important long views from the publicly accessible locations at Billa Barra Hill, Hill Hole, and Altar Stones identified on the Map of Views; and*

5. Provide appropriate landscape mitigation and/or suitable off-site enhancements.

Policy M10: Design

Policy M10 outlines the approach to design and states,

To be supported development must be sympathetic to local character and history, unless the development is of exceptional quality or innovative design. Development must also:

- 1. Be in keeping with the scale, form and character of its surroundings;*
- 2. Protect important features such as jitties 1, granite setts, traditional walls, hedgerows and trees;*
- 3. Have safe and suitable access;*
- 4. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site;*
- 5. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;*
- 6. Create a place with a locally inspired or otherwise distinctive character and:*
 - a) Resist the encroachment of modern, generic, domestic forms along key historic routes such as Main Street and the Green;*
 - b) Ensure development responds to the agricultural and quarrying precedents in the village through materials and form;*
 - c) Protect the influence of agricultural buildings and quarrymen's cottages to the south and west of the village.*
 - d) Meets the general design principles of the National Forest.*
- 7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;*
- 8. Ensure buildings are designed and positioned to enhance streets and spaces;*
- 9. Be designed in a way that encourage low vehicle speeds;*
- 10. Ensure parking is integrated so that it does not dominate the street;*
- 11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and*
- 12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.*

6. LANDSCAPE CHARACTER (BASELINE)

- 6.1. Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity, or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the site and its surroundings can be achieved. During the site visit, the landscape of the site and wider

study area were appraised in relation to the established National, Regional (County) Landscape Character Areas.

- 6.2. Existing studies outlining landscape character have been summarised below. This, together with the field survey carried out, provides the baseline conditions for the landscape appraisal.

National Landscape Character Areas

- 6.3. With reference to Natural England's Countryside Character Assessment, the site and its immediate context falls within a transitional area of character between the boundaries of National Landscape Character Area (NCA); NCA 73 – Charnwood (Natural England, 2013) and NCA 71, Leicestershire & south Derbyshire Coalfield. T
- 6.4. The relevance of the NCA to the particular features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks in detail at the regional landscape character assessment.

Regional Landscape Character – East Midlands Regional Landscape Character Assessment

- 6.5. Landscape character at a county level is described in the East Midlands Regional Character Assessment (EMRCA) (Natural England, 2010).
- 6.6. The site is located within an area identified as '10D: Village Forested Ancient Hills. The key characteristics of the Forested Ancient Hills are:
- *Upland landscape of ancient Pre-Cambrian igneous rocks, rising out of lowland farmland;*
 - *Distinctive rocky outcrops and knolls on elevated slopes and summits with extensive open areas;*
 - *Clear, fast flowing streams on upper slopes that support an abundance of wildlife;*
 - *High proportion of woodland cover;*
 - *Land use is a distinctive mixture of woodlands, predominantly pastoral farmland, heathland, and parkland;*
 - *Strongly rectilinear patterns of parliamentary enclosure fields and roads bounded by a mix of dry stone walls and hedges;*
 - *Remnant historic parks and associated houses;*
 - *Large reservoirs and pools are common landscape features; and*
 - *Occasional villages and scattered farmsteads within the upland area, often constructed in the dark local stone, in contrast to larger villages and settlements located mainly at the edge of the elevated ground.*

- 6.7. The section titled 'Landscape Change and Management' includes a statement on the 'Shaping the Future Landscape', which states,

'The aim should be to protect the character of the landscape and limit the visual impact of any new development by locating it on previously developed land or close to existing settlement.'

- 6.8. As with the NCA, the extent of the EMRCA and landscape character types (LCT's) contained within are such that key characteristics found in the vicinity of the site are likely to be well represented across the wider area. As such, changes at a site-specific level arising from the proposed development will be small in scale and are unlikely to impact upon landscape character as defined at the regional level.

Regional Landscape Character – The Landscape Character Assessment for the Charnwood Forest Regional Park 2019

- 6.9. The Charnwood Forest is an area of upland landscape which lies towards the north-western corner of Leicestershire and includes the Parish of Markfield.
- 6.10. The Charnwood Forest Landscape Character Assessment was undertaken in 2019 (FPCR, 2019) to update the Charnwood Forest Landscape and Settlement Character Assessment published by Leicestershire County Council in 2008.
- 6.11. The 2019 Landscape Character Assessment identified 11 distinctive Landscape Character Areas. The site and its immediate surroundings lie within Area 6: Thringstone/Markfield Quarries and Settlement. The assessment summarises the Key Characteristics as,
- *Undulating landform heavily affected by extensive quarrying.*
 - *Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages.*
 - *Small brook flows through the settlements and multiple field ponds.*
 - *Mix of land uses including arable, pasture and woodland as well as quarrying and associated spoil mounds.*
 - *Fields enclosed by hedgerows with hedgerow trees as well as some walls and fences.*
 - *Mix of woodland with pine plantations and mixed woodland as well as new plantations and grasslands associated with quarry restoration.*
 - *Small scale regular fields on settlement edges and around peripheries of quarries, bound by hedgerows with hedgerow trees. Also some walls along roads.*
 - *Linear villages of Thringstone, Whitwick and Stanton-under-Bardon, with small number of scattered farms. Markfield is a large clustered village located on higher ground. Settlements link along roads with the A511/A50 corridor passing through.*

- *Several PRoW through area with Ivanhoe Way looping through.*
- *Listed buildings associated with villages and some located close to quarries such as Bardon Hall.*
- *A rich heritage of quarrying in the area with Bardon Hill Quarry evident on OS maps dating back to 1884.*
- *Large scale expansive views from higher levels often close to quarries. Background noise from industrial areas and settlements.*

6.12. It goes on to summarise the landscape condition as,

'This is a changing landscape heavily influenced by settlement and quarrying with urban fringe influences which results in a generally low landscape condition, although areas of interspersed farmland and restoration schemes are managed and of a medium condition.'

6.13. Finally, it states that the Sensitivities for Key Landscape Characteristics are,

'Increased expansion of quarrying will result in further impacts on the landscape such as the loss of open fields and associated hedgerows and trees as well as the existing field pattern.

Any further development in the form of settlement expansion or industrial developments would also increase the urban influences on the area and potentially erode the landscape character, without appropriate design.'

Local Landscape Character – Hinckley & Bosworth Borough Landscape Character Assessment

6.14. More locally, the site lies within the area covered by the Hinckley and Bosworth Borough Landscape Character Assessment (LCA, 2017) (Hinckley & Bosworth Borough Council, 2023)

6.15. The site sits wholly within the landscape Character Area A: Charnwood Forest (See Figure 9), of which the key relevant characteristics are:

- *Prominent elevated landform - the highest land in the Borough. Localised steep slopes around rocky outcrops.*
- *Distinctive pockets of igneous rock which appear as rocky outcrops. Granite quarries can appear dramatic in the landscape with cliff faces and deep pools.*
- *Diverse land uses which relate to the varied geology. Dominated by pasture and woodland with quarries, pools and outcrops.*
- *Woodland cover of varying age from mature ancient woodland to new National Forest plantations.*
- *Small to medium scale field pattern interspersed with large areas of woodland cover.*

- *Large clustered villages with strong suburban influences.*
- *Distinctive local assets for recreation and biodiversity such as Groby Pool and Billa Barra Hill and network of public footpaths.*
- *Distant views to the urban edges of Leicester and woodland edges of the surrounding National Forest.*
- *Diverse range of woodland habitats due to variable land use types.*
- *Proximity to Leicester City and major transport infrastructure.*
- *Long established aesthetic appeal created by its rugged, 'upland' and wooded character.*

6.16. There are key sensitivities and values identified by the LCA which include:

- *Rocky outcrops on the elevated land together with past and former quarries provide exposures of great geological interest.*
- *Late to post medieval enclosure, ridge and furrow as well as some assarts in and around Ancient Woodland contribute to the sense of place and provides continuity to the agricultural past.*
- *Large mature woodlands and newer woodland plantations interspersed throughout the landscape create a well-wooded context and create relatively tranquil subareas away from the busy roads.*
- *The distinct historic cores of the villages with an abundance of local building stone provide a strong sense of place and a sense of time depth.*
- *The long distance and panoramic views to Leicester from the more elevated vantage points combine with contrasting contained views to provide a high scenic quality.*
- *Bury Camp and the Old Hays moated site have strong cultural associations and provide a sense of historic time depth.*
- *Groby Pool and Woods and Cliffe Hill Quarry have high biodiversity value and provide areas of ecological and geological importance.*
- *Valued for recreation, with local attractions including Groby Pool, the Alter Stones and Billa Barra Hill connected via a comprehensive network of public footpaths and bridleways, including the Leicestershire Round and the Ivanhoe Way.*

6.17. The LCA sets out the Landscape Strategies for the area and the key points are:

- *Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape. Promote characteristic building forms.*

- *Support the vision of the National Forest Strategy by planting native and mixed species woodland, linking areas beyond the National Forest boundary.*
- *Conserve the distinct and separate identity of Groby and Ratby, including the rural gap that separate the villages.*
- *Locate solar farms and wind turbines in the least sensitive areas.*
- *Conserve rocky outcrops and semi-natural vegetation in disused quarries. Promote amenity and biodiversity through quarry restoration schemes.*
- *Conserve and enhance the well wooded character of the landscape. Promote woodland management such as coppicing and ground flora diversification, as well as hedgerow tree planting.*
- *Promote a positive landscape strategy, including woodland planting, around Stanton under-Bardon to help integrate the industrial units, quarries and development pressures associated with the M1 (junction 22).*

6.18. As noted in para. 3.1, whilst the site is located within the administrative boundary of Hinckley and Bosworth Borough Council, the study area also includes an area within the jurisdiction of North West Leicestershire Borough Council (see Fig.8).

6.19. Consequently, a number of LCA's have been identified within the study area (see Fig. 9), however given the scale of the proposed development it is considered that the proposals will not have a significant effect on the LCA's within the North West Leicestershire District Council boundary.

Landscape Character of the proposed site

6.20. Through the fieldwork and desktop studies the landscape character of the site has been assessed, and can be summarised as follows:

- An enclosed, rectangular shaped parcel of land that has two defined characters.
- The eastern half contains a number of derelict buildings and areas of hardstanding that have been utilised for commercial purposes in the past.
- The western half of the site contains an area of ruderal vegetation.

7. EXISTING VISUAL AMENITY

7.1. Through desk and field-based studies, key visual receptor locations have been identified. These viewpoints represent the views of the main visual receptors considered likely to experience views of the development. Although the photographs are representative of views experienced from each location, it should be noted that it does not extend to assessing individual receptors and describing the nature and potential change of each view.

Representative Viewpoints and Visual Receptors

- 7.2. A visual appraisal has been undertaken for the sites. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 7.3. The locations from which viewpoints are shown were from publicly accessible land. The viewpoint locations are considered to best represent potential receptors to which the assessment refers. Site work was undertaken in October 2023 when deciduous trees and shrubs were subject to some limited autumnal leaf drop and therefore consideration has also been given to the potential differences in views that may occur when the trees shrubs are fully dormant.
- 7.4. 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19) (Landscape Institute).

Photographic Viewpoints

- 7.5. An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 10 details the location of the Photo Viewpoints and Figures 11-14 illustrate the viewpoints. These are briefly described below.

Viewpoint 1 – View from Billa Barra Lane (Figure 11)

- 7.6. Glimpsed views towards the proposed site are available from Billa Barra Lane. However, intervening trees and vegetation result in the site not being visible. A small number of roof ridgelines associated with the dwellings on Shaw Lane are visible.

Viewpoint 2 - View from PRoW R8 (Figure 11)

- 7.7. The majority of the route is well enclosed with vegetation, however where glimpsed views towards the proposed site are available, the site is screened by intervening field boundary hedges and trees.

Viewpoint 3 – View from PRoW N49 (Figure 12)

- 7.8. Views are open towards the proposed site however the site is screened by intervening field boundary hedges and trees.

Viewpoint 4 - View from Billa Barra Hill (Figure 12)

- 7.9. Views towards the proposed site are screened by mature boundary vegetation.

Viewpoint 5 - View from Billa Barra Hill (Figure 13)

- 7.10. Views towards the proposed site are screened by a dense, mature evergreen tree line.

Viewpoint 6 - View from Billa Barra Hill (Figure 13)

- 7.11. Far reaching view with the western end of Shaw Lane and dwellings fronting South Lane visible in the middle distance. The proposed site is screened by intervening trees and woodland.

Viewpoint 7 - View from Bill Barra Hill (Figure 14)

- 7.12. Far reaching view with the western end of Shaw Lane and dwellings fronting South Lane visible in the middle distance. The proposed site is screened by intervening trees and woodland.

Viewpoint 8 - View from Billa Barra Hill (Figure 14)

- 7.13. Far reaching view with the western end of Shaw Lane and dwellings fronting South Lane visible in the middle distance. The proposed site is screened by intervening trees and woodland.

Summary of Visual Baseline

- 7.14. The baseline analysis results in several reasoned conclusions which are summarised below:
- Visibility of the proposed site is very restricted from all accessible locations beyond the site due to intervening field boundary trees and hedges and woodland blocks.
 - Glimpsed views of the roof ridgelines associated with the existing dwellings on Shaw Lane are limited.
 - The proposed site is not visible from any part of the Billa Barra Hill Local Nature Reserve.
 - Sensitive residential receptors are limited to the existing dwellings on Shaw Lane, likely to be property nos. 189-225 Shaw Lane. Views of the site are likely to be more evident from south facing first floor windows, with some views filtered by existing trees.
 - The views of the site from these dwellings are of a collection of derelict commercial buildings.

8. APPRAISAL OF POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 8.1. As noted in para 1.4 of this document, and as advised in the GLVIA3 Guidelines, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.

Potential Impacts

- 8.2. Although a landscape has some intrinsic sensitivity, different landscapes may contain various elements and features that would respond differently to change, subject to the type of the development. Therefore, to reliably inform the analysis of impacts, judgements should be made with reference to the changes arising from a specific type of development. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. small scale residential development).
- 8.3. Causes of temporary impacts during construction which may give rise to impacts on landscape and visual receptors can include:

- Demolition operations;
- Earthworks operations;
- Presence of lifting equipment;
- Construction vehicles, plant and equipment;
- On-Site accommodation (welfare facilities), temporary parking and materials storage; and
- Building undergoing construction.

8.4. Causes of permanent impacts which may give rise to impacts on landscape and visual receptors may include:

- New dwellings and garden areas.

Landscape Effects

- 8.5. The proposed site is not a designated landscape and likely landscape effects will be concerned with the physical changes to the site. Landscape effects will also be concerned with the perception of these changes and subsequent effect on the character of the landscape.
- 8.6. During construction there would be some short-term adverse landscape effects, resulting from the construction work. These might include filtered views of construction machinery and stored construction materials, and traffic and activity associated with construction. None of these effects would be of greater significance than the effects arising through the operational phase of the development as described below.
- 8.7. The development proposals would change the character of the site from a collection of derelict commercial buildings and hard standing to that of a residential development retaining a similar quantum of built form.
- 8.8. The character of the proposed site is judged to have a low susceptibility to change and a low value.
- 8.9. The proposed site is not a designated landscape and likely landscape effects will be concerned with the physical changes to the site.
- 8.10. Development would have a limited effect on the character of the immediate site context due to the current use of the site.
- 8.11. Therefore, as the area is not deemed sensitive it will result in the scale of change in the local landscape character will be negligible.
- 8.12. Consequently, the proposed development would comply with the guidance outlined in 'Landscape and Change Management' contained within the East Midlands Regional Landscape Character Assessment noted in para. 6.7.

Visual Effects

- 8.13. The likely visual impacts associated with the proposed development will be limited to a small number of receptors in the immediate context of the site.
- 8.14. During construction there would be some short-term visual effects, resulting from the construction work, and views to partially completed works and associated activity. None of these effects would be of greater significance than the visual effects arising upon completion.
- 8.15. Visual receptors with a high susceptibility to change are limited to the existing dwellings adjacent to the proposed site.
- 8.16. Views of the proposed development are likely to be more evident from first floor windows. However, some of these views will be filtered by existing trees.
- 8.17. The value of the views are generally considered to be low and the magnitude of change is likely to be medium.
- 8.18. Views that are afforded of the proposed development would change in character from that of a collection of derelict commercial buildings to a homogeneous residential development in an agrarian courtyard arrangement.
- 8.19. Furthermore, the proposed landscape buffer to the northern boundary and species rich hedgerow and treed western boundary would serve to further filter and potentially screen the majority of the views.
- 8.20. The baseline appraisal has not identified any Designated Sites that are deemed sensitive to the proposed development.
- 8.21. Therefore, as the extent of sensitive receptors is limited and the change in the views is likely to be positive, the proposed development is likely to have a minor beneficial effect.

9. SUMMARY AND CONCLUSION

- 9.1. The Baseline Landscape and Visual Appraisal of the proposed development site and was undertaken in accordance with accepted best practice guidance where applicable.
- 9.2. A study of the landscape and visual components of the site and the local area was undertaken through desktop study and a field visit.
- 9.3. The main landscape and visual implications of the proposed development and their potential impacts were identified to:
 - Assess the landscape and visual baseline of the site and surrounding area; and
 - Demonstrate the likely Landscape and Visual effects associated with the potential development of the site by providing a general evaluation of the potential landscape and visual impacts relating to the proposals.

- 9.4. The proposed site is not subject to any designations and does not contain features which have significant landscape value.
- 9.5. The proposed development will result in a change to the site through the removal of a collection of derelict commercial buildings and the construction of a new homogeneous built form.
- 9.6. The site boundaries are well defined and will be retained, and the newly planted landscape buffer to the northern and western boundaries will mature over time.
- 9.7. Overall, the proposed development will result in very limited impacts at a localised level. The scale and form of the proposed development is likely to result in impacts which are limited to the site area and its immediate context only. In the wider landscape, potential views of the proposals are limited and generally screened by existing vegetation.
- 9.8. A range of landscape and visual receptors have been tested and impacts have been identified for both landscape character and for visual receptors. The impacts identified as part of this process highlight that the greater degree of impact relates to those receptors adjacent to the site only.
- 9.9. The proposed development will not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside and does not undermine the physical or perceived separation and open character of the surrounding area and therefore would be compliant with Policy DM4 of the adopted SADMP and Policy M2 of the adopted MNP.
- 9.10. Furthermore, the proposed development would not have a significant adverse effect on the privacy and amenity of nearby residents, would compliment the character of the surrounding area and include a high standard of landscaping and therefore would be compliant with Policy DM10 of the adopted SADMP.
- 9.11. In addition, the proposed development is unlikely to be visible from Billa Barra Hill and therefore would be compliant with Policy M2 of the adopted MNP which requires development to be located so as not to significantly harm long views from the Local Nature Reserve.
- 9.12. Given the limited landscape and visual effects, the existing nature of the site and its context in close proximity to existing built form, the likely landscape and visual effects of the proposed development are considered to be negligible and therefore acceptable in landscape and visual terms.

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APPENDIX 1

Methodology and Assessment Criteria and Definitions

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

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

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

Landscape

Landscape Sensitivity

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

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

Landscape Value

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

Natural Heritage	Distinctiveness
Cultural Heritage	Recreational
Landscape Condition	Perceptual (Scenic)A
Associations	Perceptual (Wildness and tranquillity)
Functional	

Landscape Value	Definition
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent. Landscape condition in respect of the physical state of individual elements or overall structure is good. Landscape associations might be understood in the national. The distinctiveness of the landscape reflects a strong sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are extensive. Perceptual scenic/visual qualities are objectively considered as good. Perceptual qualities of wildness, tranquillity and/or dark skies are elevated. Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent. Landscape condition in respect of the physical state of individual elements or overall structure is fair. Landscape associations might be understood in the local context. The distinctiveness of the landscape reflects a common sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are available. Perceptual scenic/visual qualities are objectively considered as ordinary. Perceptual qualities of wildness, tranquillity and/or dark skies are fair.

	Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet. Landscape condition in respect of the physical state of individual elements or overall structure is poor. Landscape associations which might be understood are highly localised or esoteric. The distinctiveness of the landscape reflect a generic sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are limited. Perceptual scenic/visual qualities are objectively considered as poor. Perceptual qualities of wildness, tranquillity and/or dark skies are degraded. Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.

Landscape Susceptibility to Change

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

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape

	features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

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

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

Visual

Sensitivity of Visual Receptors

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

Visual Susceptibility to Change

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

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

Value of Views

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

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

Magnitude of Visual Effects

For visual receptors, the magnitude of impact takes account of the size or scale of change and the geographical extent of the change. The size or scale of change reflects factors such as how much of the proposed development will be seen and the proportion of the existing view affected (which is related to distance); the degree of contrast or integration with the existing view; the nature of the view obtained (full, partial, glimpsed); and the position of the development relative to the viewer (angle of view). The geographical extent reflects the area of the visual receptor from where the proposed development can be seen, for example, the magnitude is likely to be higher where the development is visible from an extensive area of the receptor than a more limited part.

The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.

Negligible/ None	Only a very small part of the proposal will be discernible, and it will have very little or no effect on the nature of the view.
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Level of Effect

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

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

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

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