

Appeal Statement: Landscape and Visual Matters

Land at Burbage Fields Farm, Burbage

On behalf of Redrow Midlands

Date: 01/04/2025 | Pegasus Ref: P26-O694

LPA Ref: 24/00083/HYB





Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	11.03.2026	KM	KM	Draft
2	01.04.2026	KM	KM	Final



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1. Introduction

Qualifications and experience

- 1.1. My name is Katie Machin. I have a Bachelor of Science degree in Geology and Geography from the University of Birmingham, and a Postgraduate Diploma in Landscape Architecture from Birmingham City University. I am a Chartered Member of the Landscape Institute (2012).
- 1.2. I hold the position of Director in the Lichfield Office of Pegasus Group. The company undertakes all aspects of planning, urban and landscape design and environmental planning. I am involved in all these areas of work and have specific expertise in landscape and visual impact assessment (LVIA).
- 1.3. I have completed numerous detailed LVIA's for development sites across the UK, including residential and mixed-use developments, new prison developments and commercial developments. As an inherent part of this work, I apply an iterative process of landscape and visual appraisal and assessment to inform masterplanning principles, which respond to landscape and visual constraints and opportunities.
- 1.4. In this context I have produced technical documents on landscape and visual matters for use in the emerging design process, for planning applications and at appeal. The diversity of the different project types I am involved with, has enabled me to develop a strong understanding as to how different landscapes can respond to different types of development.

Terms of reference

- 1.5. Pegasus Group has been instructed by Redrow Midlands (the appellant), to prepare an appeal statement dealing with landscape and visual matters, in relation to proposed residential development at land at Burbage Fields Farm, Burbage.
- 1.6. A hybrid application was submitted in full for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road and Burbage Fields Farm and in outline for a residential care home and up to 11 no. self-build plots (all matters reserved except for access) in December 2023.
- 1.7. The application was submitted with a Landscape and Visual Impact Assessment (LVIA) addressing the proposed development, prepared by Pegasus Group (**CD A34.1**).
- 1.8. Following consultation comments from Hinckley and Bosworth Borough Council's (HBBC's) incumbent landscape consultant, Red Kite, in April 2024 (**CD E25**), the masterplan was amended to bolster the proposed landscape strategy. This included pulling back the development envelope from the west to allow for a deeper 'green buffer' to the wider landscape and the relocation of the proposed care home to the north, rather than south of the existing electricity pylons.
- 1.9. A revised LVIA, prepared by Pegasus Group, was provided to reflect these changes in August 2024 (**CD B56** and **B57**).

- 1.10. Following the original comments from Red Kite (**CD E25**), and further comments received in September 2024 (**CD E30**), Pegasus Group also provided a Landscape and Visual Briefing Note (April 2025, **CD B94**) which set out a summary update of key matters concerning the potential landscape and visual impact of the proposals.
- 1.11. The application was refused on 22nd January 2026, with the decision notice citing one reason for refusal in relation to matters of access.
- 1.12. The decision notice does not cite a reason for refusal pertaining to landscape and visual matters.
- 1.13. The intention of this Statement is to provide a summary of the landscape work that supported the application, making reference where relevant to the content and findings of the Pegasus Group LVIA (August 2024, **CD B56** and **B57**).

Scope of Appeal Statement

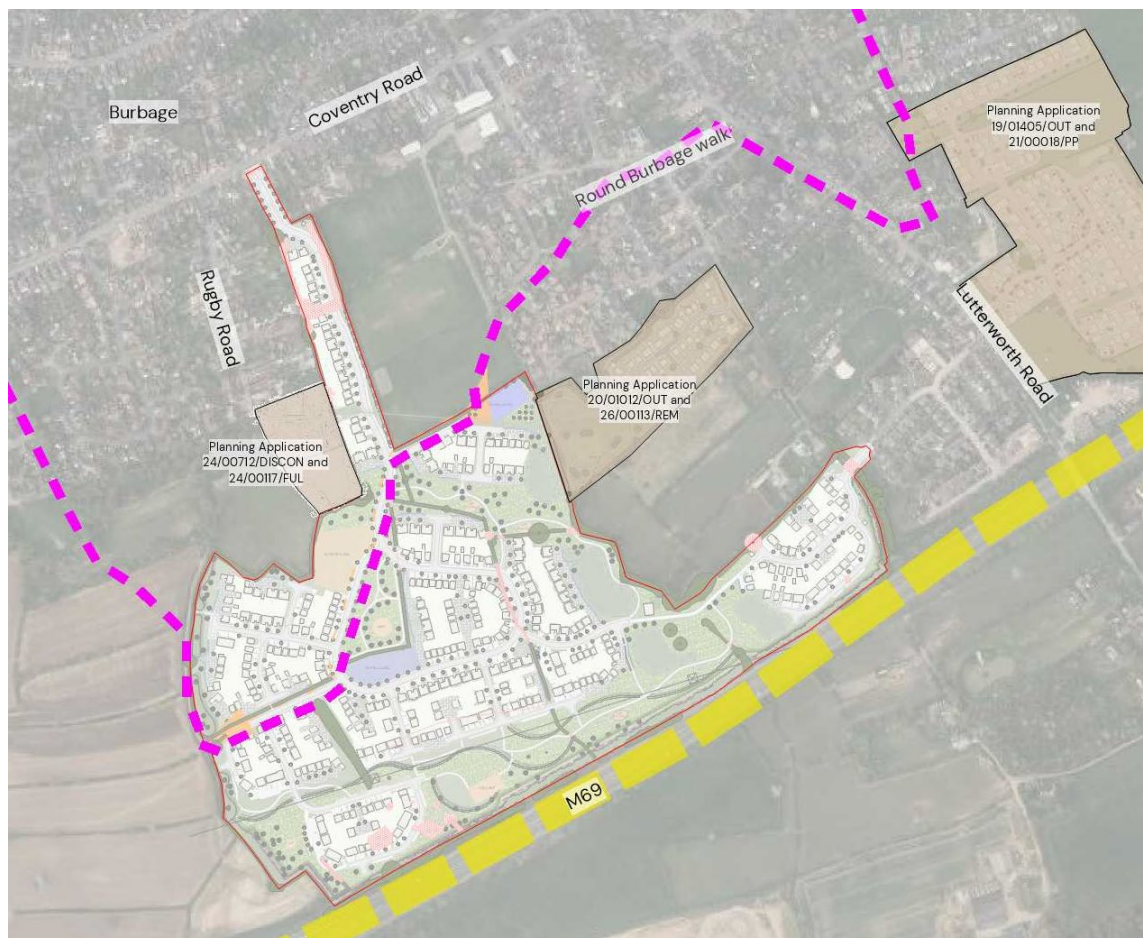
- 1.14. This Statement is structured into the following five sections, including this introduction (section 1).
- 1.15. At section 2, a brief review of the background to this appeal is provided, with reference to the Delegated Report (**CD C1**);
- 1.16. At section 3, an overview of the likely effects in landscape and visual terms is provided, with reference to the submitted LVIA and the proposed landscape mitigation strategy; and
- 1.17. At section 4, is an overall conclusion.
- 1.18. Principles and good practice for undertaking, and/or applying the principles of LVIA are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3). The concepts and procedures set out in this guidance have been adopted where appropriate.
- 1.19. The professional judgements which are presented in this Statement for this appeal have been prepared in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.

Site overview

- 1.20. The site covers ca. 26.5 hectares (ha) of agricultural land at Burbage Fields Farm, Burbage.
- 1.21. It comprises several agricultural field enclosures on the southern edge of the settlement.
- 1.22. To the north, the site extends up to Coventry Road and includes a linear area of land which sits between existing residential development to the west (off Bullfurlong Lane) and sports fields to the east (including the Britannia Fields recreational ground and Burbage RFC).
- 1.23. The north-eastern boundary is then defined by the mix of field boundary of the adjacent agricultural land off Workhouse Lane and, further east, is defined by Workhouse Lane itself (including the recently constructed residential development west of Lutterworth Road).

- 1.24. To the south, the site is defined by the highways infrastructure of the M69 motorway corridor, including boundary vegetation along its route. A collection of buildings associated with Burbage Fields Farm is located within the south-western area of the site. A line of electricity cables pass over the southern extent of the site, which also contains two pylons.
- 1.25. To the west, the site is defined in part by hedgerow field boundaries of the adjacent agricultural land (which sits between the site and Rugby Road), and in part by Bullfurlong Lane and its mature hedgerow infrastructure.
- 1.26. The site is located immediately adjacent to the existing residential edge of Burbage, including the established residential edge to the north, and the more recent emerging residential edge to the east. The settlement edge is currently characterised by residential development of mixed ages and styles (for example, off Lutterworth Road and Coventry Road). To the south, the highways infrastructure of the M69 corridor provides a physical limit to the site and more broadly the emerging settlement edge.
- 1.27. The appeal site's context in relation to the existing settlement edge of Burbage, extant, built out or recently submitted applications for residential development, and the physical and visual barrier presented by the motorway corridor to the south is set out on **Appendix B: Appeal Site Context**, an extract of which is also presented at **Plate 1**, below.

Plate 1: Appeal Site Context



2. Background to the Appeal

Overview

- 2.1. A hybrid planning application was submitted in full for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road and Burbage Fields Farm and in outline for a residential care home and up to 11 no. self-build plots (all matters reserved except for access) to HBBC in December 2023.
- 2.2. As set out in section 1 of this Statement, the application was submitted with a Landscape and Visual Impact Assessment (LVIA) addressing the proposed development, prepared by Pegasus Group in November 2023 (**CD A34.1**), which was subsequently updated after changes to the masterplan in August 2024 (**CD B56** and **B57**).
- 2.3. During the course of the application, the Pegasus Group LVIA was reviewed by HBBC's incumbent landscape consultant, Red Kite in April and September 2024.
- 2.4. In respect of the LVIA itself, the author of the Red Kite review (April 2024, **CD E25**) sets out that:
- 2.5. *"The accompanying material [LVIA] produced by Pegasus is of high calibre and although I differ in opinion regarding certain aspects of assessment, I consider this to be attributed to my own professional subjective judgement. The description regarding the likely effects from the proposed development is thorough and responsive."*
- 2.6. The author is also explicit in their view that:
- 2.7. *"The Site is not located in a designated or environmentally sensitive area and unlikely to give rise to significant adverse effects on landscape..."*
- 2.8. Whilst Red Kite come to differing conclusions with respect to the sensitivity of the site and its local context, overall, the author generally agrees with the assessment of landscape and visual effects set out by the Pegasus LVIA (paragraph 1.15, Red Kite, April 2024, **CD E25**).

Delegated Report

- 2.9. The Delegated Report (**CD C1**) refers to landscape and visual matters under subheading 'Landscape and Visual Impact', from paragraph 8.27 onwards. The author of the Delegated Report describes the context of the appeal site at paragraph 8.30:
- 2.10. *"The site is located adjacent to the existing residential edge of Burbage, including the established residential edge to the north, and the more recent emerging residential edge to the east. The settlement edge is currently characterised by residential estates of mixed ages and styles (for example, off Lutterworth Road and Coventry Road). To the south, the highways infrastructure of the M69 corridor provides a physical limit to the site and other extents of the emerging settlement edge."*
- 2.11. At paragraph 8.31, the author goes on to state:

- 2.12. *"The site does not lie within or close to a nationally designated landscape. Indeed there are no landscape or environmental designations or sensitivities or note for the site and its immediate surroundings."*
- 2.13. At paragraph 8.32, the author of the Delegated Report makes reference to the Burbage Neighbourhood Plan as follows:
- 2.14. *"Policy 10 of the Burbage Neighbourhood Plan relates to landscape character and states that: "Development which has a significant adverse impact on the viewpoint shown on the Landscape Setting and Key View Map (Figure 27, Page 66), which cannot be mitigated, will not be supported."*
- 2.15. *"The application site does not form part of the identified landscape setting and key view referred to above. The site is also not within the area of landscape sensitivity identified in the Neighbourhood Plan (Policy 11)."*
- 2.16. At paragraph 8.37, the author makes several relevant observations in relation to concerns about landscape impact raised by Red Kite. They set out:
- 2.17. *"The LPA are of the view that the proposal lies in close proximity to a number of recently approved developments and is bounded to the south by the motorway. The views over the site are marred by the line of pylons running through the site and long range views of large warehouses in the immediate distance. Whilst the concerns of the landscape consultant are noted, in this case, it is considered that the landscape (particularly views) have been impacted over time. In addition to this, the scheme is providing a very large amount of open space and landscaping on site due to the some of the constraints identified and so this also helps to balance out the impact of development from a landscape and visual amenity perspective."*
- 2.18. In conclusion, the author of the Delegated Report sets out at paragraph 8.41 that:
- 2.19. *"Overall therefore, in the opinion of the LPA, the landscape in this area is considered to have a low to medium sensitivity to residential development due to the strong influences of the existing settlement edge of Burbage, the location of pylons and the proximity of the M69. With the mitigation proposed, the resultant impact is considered to be low to medium in landscape terms. With the inclusion of conditions as recommended by the landscape consultant, it is considered that on balance, the landscape harm identified could be mitigated for and is therefore given limited weight in the overall planning balance."*

3. Summary of Landscape and Visual Matters

- 3.1. The following section of this Statement provides a summary of landscape and visual matters.

Overview

- 3.2. A description of the appeal site and its immediate context is presented in the LVIA (August 2024, **CD B56** and **B57**). This sets out a clear description of the physical landscape resources which make up the appeal site and its landscape context, along with a review of published guidance that defines landscape character.
- 3.3. The site is not a 'valued landscape' for the purposes of Paragraph 187 of the NPPF. The site does not lie within any formal designations of relevance to landscape and visual matters. The site is not considered to be unique or remarkable for any landscape purposes.
- 3.4. The LVIA work demonstrates that the appeal proposals are consistent with the existing character and appearance of the landscape in this part of Burbage and that, whilst some landscape and visual impact can be expected at a local level, this is limited to the site and its immediate context, and the effects will not be significant overall.
- 3.5. The appeal proposals recognise the character of the local landscape context through the approach to design and mitigation, as set out in the LVIA (Section 4). Furthermore, the appeal proposal's comprehensive and robust scheme of green infrastructure is considered to offer successful mitigation of both adverse landscape and visual effects and, more importantly assimilates the proposed development into the landscape while delivering a high-quality landscape context.
- 3.6. Consequently, the appeal proposals protect landscape character and safeguard the wider countryside beyond the appeal site and provide enhancements to the local landscape resource through proposed new planting.
- 3.7. The appeal proposals are robustly contained physically and visually by the M69 motorway corridor to the south and the existing settlement edge to the east and north, and cannot therefore influence any perceived separation between settlements, nor be perceived as unduly extending the settlement pattern into the open countryside.

Landscape effects

- 3.8. The submitted LVIA identifies the impacts that may arise from the appeal proposals and evaluates the potential effects arising as a result, in tandem with proposed mitigation measures that are included as an integral part of the proposals. Set out as follows is a brief summary of the LVIA judgements on landscape value, susceptibility, sensitivity, magnitude of change and significance of effect.

Landscape value, susceptibility, and sensitivity

- 3.9. The LVIA sets out an assessment of landscape effects for the area of landscape character defined by the Hinckley and Bosworth Landscape Character Assessment (**CD F3**) as 'LCA F – Burbage Common Rolling Farmland', which presents the published baseline position on landscape character for the area.

- 3.10. The assessment was also applied at a more refined, local level to consider additional judgements based on the landscape character of the appeal site and its immediate context.
- 3.11. The value of LCA F – Burbage Common Rolling Farmland and the appeal site and its local context was considered in the LVIA with reference to GLVIA3, page 84, Box 5.1 and to LI TGN 02/21 as a framework for assessment.
- 3.12. Landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. Different types of development can affect landscapes in different ways and consequently landscape susceptibility is specific to the type of development proposed (in the case of the appeal proposals, residential-led).
- 3.13. The following section sets out in summary, the findings of the LVIA in respect of value, susceptibility and overall sensitivity.

Burbage Common Rolling Farmland

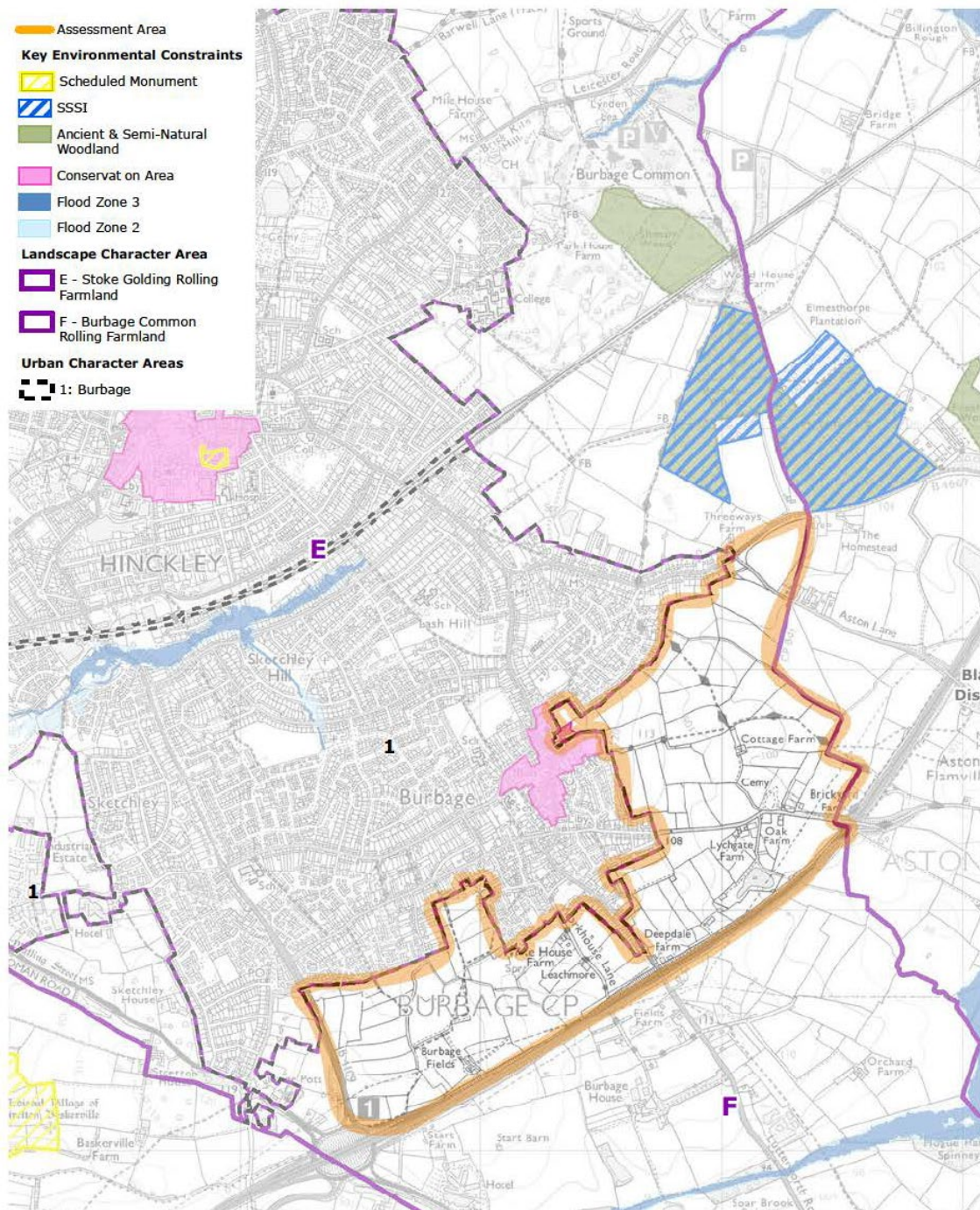
- 3.14. As set out in the LVIA, the wider landscape context of the 'Burbage Common Rolling Farmland' is determined to be of **medium to high value** and of **medium susceptibility** in landscape terms.
- 3.15. Overall, the landscape sensitivity of the wider landscape context of the Burbage Common Rolling Farmland is considered to be **medium to high**.
- 3.16. This level of landscape sensitivity is influenced by factors that are evident across the wider LCA but that are conversely not evident on the appeal site or within its local context.
- 3.17. This includes areas of ancient woodland, a Site of Special Scientific Interest (SSSI) at Burbage Wood and the Leicestershire Round recreational route, which passes north of Lychgate Lane. The wider LCA also includes Burbage Common, which according to the published assessment provides natural and recreational interest and uncluttered views of church spires in the nearby ridge top settlements (including Burbage), and an important sense of place.

Appeal site and local landscape character

- 3.18. As set out in the LVIA, the local landscape character of the appeal site is considered to be of **medium value** and of **low to medium susceptibility** in landscape terms.
- 3.19. Overall, the landscape sensitivity of the appeal site and its local landscape character context is considered to be **low to medium**.
- 3.20. This is entirely consistent with the position set out in the Hinckley and Bosworth Borough Landscape Character Assessment – Landscape Sensitivity Assessment (2017, **CD F4**) which considers landscape sensitivity around key settlements across the borough.
- 3.21. The appeal site is located within Sensitivity Area O8: Burbage South and East (refer to **Plate 2**). The assessment provides an overall evaluation of landscape sensitivity in relation to potential residential-led development as follows:

- 3.22. *"The landscape is considered to have overall low-medium sensitivity to residential development due to the strong influences of the existing settlement edge and the M69 on the rural agricultural character. Part of the area makes a positive contribution to the setting of Burbage, notably the rural setting to the historic core (Conservation Area). Hedgerows and hedgerow trees demarcate a historic piecemeal enclosure pattern and provide visual containment. The M69 restricts intervisibility with the wider landscape to the south."*

Plate 2: Sensitivity Area O8: Burbage South and East



Magnitude of impact and significance of effect

Burbage Common Rolling Farmland

- 3.23. The assessment of impacts on landscape character in the LVIA has determined that for LCA F: Burbage Common Rolling Farmland, the magnitude of impact at completion of the appeal proposals will be **low to medium**. Assessed alongside the medium to high sensitivity, this will result in a **moderate adverse effect** in the short term.
- 3.24. The LVIA also provides an assessment of the impact of the appeal proposals after 15 years, when mitigation proposals are likely to be fully established and performing their intended function. The LVIA has determined that after 15 years, the magnitude of impact will reduce to **low**. Assessed alongside the medium to high sensitivity of this LCA, this will result in a **minor to moderate adverse effect** in the longer term.

Appeal site and local landscape character

- 3.25. The assessment of impacts on landscape character in the LVIA has determined that for the site and its immediate landscape context, the magnitude of impact at completion of the appeal proposals will be **medium to high**. Assessed alongside the low to medium sensitivity of this part of the landscape, this will result in a **moderate to major adverse effect** in the short term.
- 3.26. The LVIA has determined that after 15 years, the magnitude of impact will reduce to **medium**. Assessed alongside the low to medium sensitivity of this part of the landscape, this will result in a **moderate adverse effect** in the longer term.

Visual effects

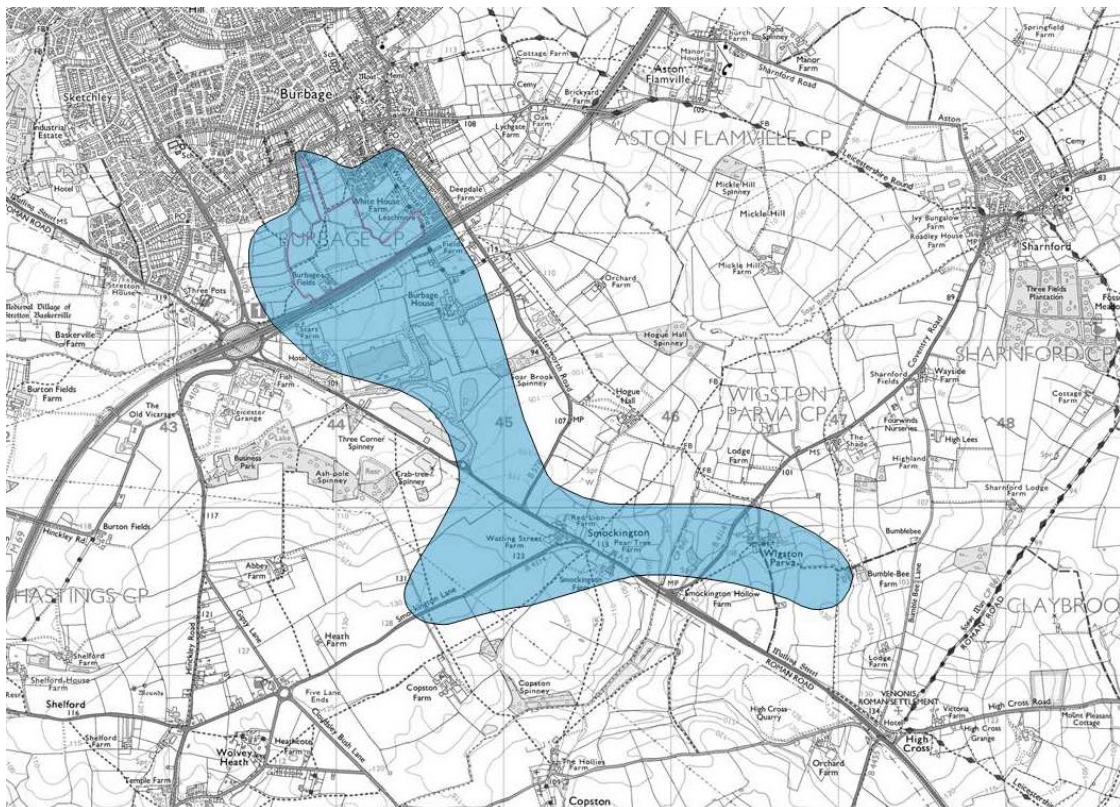
- 3.27. A number of views (1-20) have been identified in the submitted LVIA (at Figures 5 and 6, **CD B57**), which together are considered as being representative of the visual envelope of the appeal site. The approximate extent of the visual envelope is also shown at **Appendix C** and at **Plate 3**, which clearly illustrates the limited visibility of the appeal site.
- 3.28. As set out in the submitted LVIA, the likely visual impacts associated with the appeal proposals will be limited to a range of receptors in the immediate and local context of the site. These are generally limited to:
- Existing residential receptors located east of the site along Workhouse Lane and Jubilee Way/Frezenberg Close, as well as some individual properties west of Workhouse Lane. There is also potential for some more limited views from properties south of the M69 motorway corridor (also along Workhouse Lane) and from Bullfurlong Lane to the north-west of the site, albeit views from here will be limited to the rear aspect of existing curtilages. However, the enhancement of boundary vegetation and reasonable stand-offs between proposed and existing dwellings, as well as proposed dwellings and existing vegetation, will help mitigate these views to a greater or lesser extent.
 - Users of the public right of way network that pass through the site and close to its boundaries, extending from the southern residential edge of Burbage and including the locally promoted 'Round Burbage Walk'. From these locations, receptors will have

direct views of the proposed residential built form. For those receptors within and on the boundary of the site, there are likely to be some moderate to major and major adverse visual effects in the long term. However, from some areas (for example when approaching the site along footpath U59 from the south-west), this will be set back behind proposed new landscape planting/bunding.

- Users of the public right of way network and road network across the wider landscape to the south and south-east, including from the local ridgeline at Smockington from where much of the proposed development will be screened by intervening large scale warehouse buildings. There are also likely to be views from a similarly elevated position at Wigston Parva (refer to Viewpoint 13). Visual effects from these locations are, due to combinations of distance and intervening vegetation/built form, unlikely to be any greater than negligible to minor adverse in the long term.

3.29. Outside of these locations, opportunities for views of the proposed development are limited, as demonstrated by the ZTV (refer to Figure 5 of the LVIA, **CD B57**) and as confirmed during the site visit and field work.

Plate 3: Approximate extent of visual envelope



3.30. In terms of the context for views, and the implications for judging the degree of change (or magnitude of impact), notwithstanding the high visual impact for receptors using the public right of way network as it passes through the appeal site itself and close to its boundaries, the geographical extent of potential views towards the appeal site and appeal proposals is generally limited by the combination of existing built form to the north, east and west, the

vegetated motorway corridor to the south, as well as large scale development in the local area, including the large scale distribution warehouse buildings to the south.

- 3.31. In the majority of those locations where the appeal site is visible, the existing residential edge is also visible, to a greater or lesser extent.
- 3.32. This context is demonstrated by reference to the representative viewpoints, where those assessed as having the highest significance of effect are from the higher sensitivity receptor groups of the public footpath network, where these routes cross the appeal site or pass through the landscape immediately adjacent to it. Elsewhere, visual effects are limited, or indeed, the appeal proposals will be barely perceptible or not visible at all.
- 3.33. Consequently, visual effects are not considered to be significant overall.

Landscape Strategy

- 3.34. In this section, I review the landscape proposals and inherent mitigation. These aspects were part of a careful and considered, iterative approach to the design of the appeal proposals, paying attention to the preliminary findings of the LVIA and incorporating mitigation appropriately.
- 3.35. The principles of the landscape strategy are set out in the LVIA (**CD B56** and **B57**). These include:
 - conserving and enhancing local landscape character and safeguarding the wider landscape through the retention of existing vegetation and the introduction of a new comprehensive planting scheme, comprised of hedgerows, hedgerow trees, woodland block planting, as well as public open space tree and shrub planting and woodland planting internally (refer to **Appendix A** of this Statement and **CD B85**);
 - avoiding loss or damage to any retained landscape elements and features in order to maintain their presence in the landscape in the longer term;
 - optimising the softening of proposed built form with green infrastructure for visual amenity receptors including the concentration of woodland infrastructure planting along the western edge of the appeal proposals in particular; and
 - introducing a robust framework of connected new public open spaces to 'break up' the massing of the appeal proposals into smaller parcels and allow for new play space, integrated drainage features and potential new pedestrian connections with the settlement edge.
- 3.36. Mitigation is embedded in the design of the appeal proposals which successfully minimises impacts. I consider that this comprehensive range of landscape enhancements is more than adequate to soften the appearance of the appeal proposals.
- 3.37. HBBC officers also conclude in the Delegated Report (**CD C1**) at paragraph 8.41 that:
- 3.38. *"With the mitigation proposed, the resultant impact is considered to be low to medium in landscape terms. With the inclusion of conditions as recommended by the landscape*

consultant, it is considered that on balance, the landscape harm identified could be mitigated for..."

Retention of existing vegetation

- 3.39. As set out in the LVIA, existing green infrastructure, in the form of the field boundary hedgerows and hedgerow and field trees have been retained as an integral part of the appeal proposals, including incorporating them into landscaped public open spaces.
- 3.40. In terms of the approach to the retention and removal of the green infrastructure/field pattern across the site, the Illustrative Landscape Masterplan (refer to **Appendix A**) clearly shows those areas of hedgerow and trees to be retained, those areas to be lost, as well as the proposed planting of new hedgerows and trees.
- 3.41. In quantitative terms, the masterplan allows for the retention of ca. 2,027.6 linear metres of existing hedgerow and 35 individual trees (including all Category A trees).
- 3.42. In terms of proposed losses, the introduction of the appeal proposals will result in the removal of ca. 489 linear metres of hedgerow and 17 trees.
- 3.43. However, the proposed landscape strategy includes for an additional ca. 1,070.5 linear metres of new hedgerow planting, 9,160 m² of proposed native shrub and woodland planting and 456 new individual trees.
- 3.44. In summary, the appeal proposals allow for the retention of ca. 81% of the existing hedgerow/field pattern and propose a substantial amount of new planting infrastructure.
- 3.45. The extent of proposed new landscape treatments across the appeal site is highlighted by officers in the Delegated Report (**CD C1**) at paragraph 8.37 that:
- 3.46. *"...the scheme is providing a very large amount of open space and landscaping on site due to the some of the constraints identified and so this also helps to balance out the impact of development from a landscape and visual amenity perspective."*
- 3.47. Combined, this serves to respond to existing landscape character in the local context and the wider landscape, retains and makes use of existing landscape elements and features, optimises protection and screening for visual amenity receptors and enhances the existing green infrastructure framework overall.

Open space strategy

- 3.48. Approximately 11.25 ha of open space is proposed across the appeal site, including a MUGA, LEAP, LAP, a trim trail and natural and semi natural open space areas. This open space represents ca. 42% of the overall site area. This is a proposal that fully embeds new built form within existing and proposed green infrastructure.
- 3.49. The open space strategy for the appeal site comprises a series of generously proportioned and well-connected spaces, as well as appropriate setbacks and 'buffers' to the wider agricultural landscape to the west and the electricity pylons/motorway corridor to the south.

- 3.50. A sense of the character and proportions of some of the key open space interfaces across the appeal site is demonstrated on the illustrative landscape cross section drawings appended to this Statement (refer to **Appendix D: Illustrative Landscape Sections**) and shown at **Plates 6** and **7** below.
- 3.51. The proposed open space also allows for the retention of the Burbage Round Walk, a locally promoted route that passes through the appeal site (refer to **Appendix B: Appeal Site Context**).
- 3.52. Overall, the proposed open space framework positively supports the appeal proposals, as well as providing connections with the adjacent open spaces that are characteristic of this edge of Burbage and helping to provide new habitat connections and access to the wider countryside in this location.

Plate 6: Illustrative Landscape Section A-A

- 3.53. **Plate 6** shows an illustrative landscape section drawing taken through the western boundary of the appeal site, at the interface between the site and the wider landscape to the west.

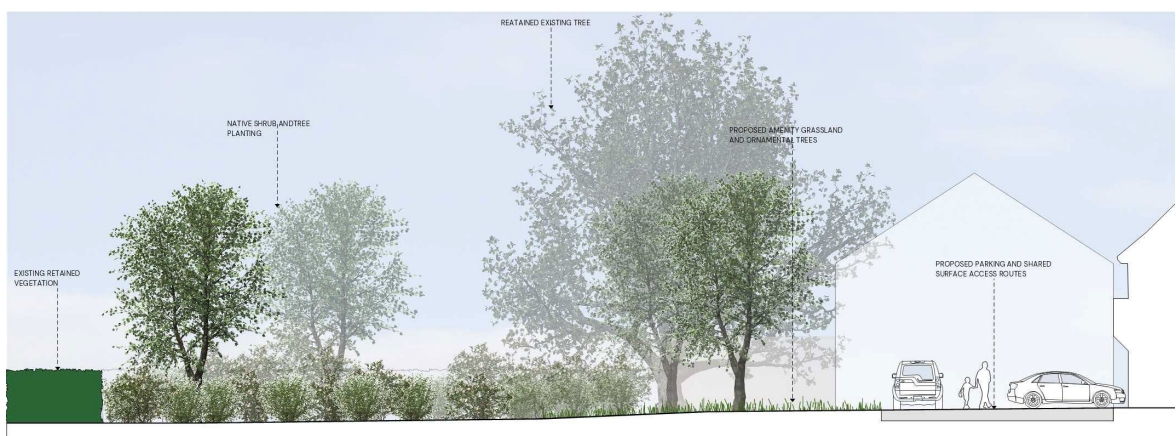
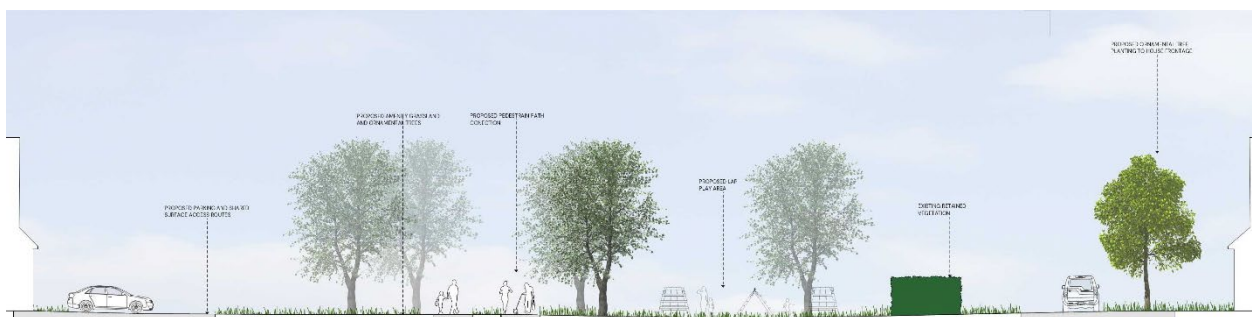


Plate 7: Illustrative Landscape Section B-B

- 3.54. **Plate 7** shows an illustrative landscape section drawing taken through an internal area of the site, where key public open spaces separates areas of new homes.



Proposed landscape planting

- 3.55. The Illustrative Landscape Masterplan (refer to **Appendix A** of this Statement and **CD B85**) provides an overview of the proposed landscape strategy, which considers, protects and reinforces existing habitats and vegetation where possible and aims to maximise Biodiversity Net Gain (BNG).
- 3.56. As set out earlier in this section of the Statement, this includes an additional ca. 1,070.5 linear metres of new hedgerow planting, 9,160 m² of proposed native shrub and woodland planting and 456 new individual trees.
- 3.57. Other new landscape elements and habitats are also proposed, including wildflower meadow creation and wetland planting.
- 3.58. The Landscape Masterplan sets out the proposed landscape planting strategy in detail across the appeal site for those areas subject to the full part of the application. This drawing is split into two sheets as follows:
- Landscape Masterplan, Sheet 1 of 2, Drg No. c-2109-01 Rev K (**CD B138.1**)
 - Landscape Masterplan, Sheet 2 of 2, Drg No. c-2109-02 Rev K (**CD B138.2**)
- 3.59. I consider overall that the extent of this comprehensive level of landscape planting offers several benefits in terms of extending and diversifying the current arboricultural and habitat resource, as well as reflecting positively on local landscape character.
- 3.60. In addition, the landscape strategy will contribute to the aims set out in the Hinckley and Bosworth Borough Landscape Character Assessment (2017, **CD F3**), including:
- 3.61. *"Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses."*

Summary

- 3.62. Overall, whilst the appeal proposals comprise an area of new residential built form, which in any landscape will result in some impact; there is a robust scheme of mitigation embedded in the design which I consider will successfully minimise landscape and visual impact.
- 3.63. Tree and hedgerow losses are minimal, and replacement planting will more than mitigate any losses, as well as providing benefits to the landscape resource in this location overall. These measures also complement strategies and guidelines relevant to the area.
- 3.64. The proposed open space framework positively supports the appeal proposals, as well as providing connections with the adjacent open spaces, new habitats and access to the wider countryside.

4. Summary and conclusion

Appeal proposals and landscape context

- 4.1. The appeal proposals comprise new residential development, a care home and several self-build plots, set across several field enclosures, directly adjacent to the existing settlement edge of Burbage.
- 4.2. As noted by officers in the Delegated Report (**CD C1**), here the settlement edge is characterised by residential estates of mixed ages and styles and to the south, the highways infrastructure of the M69 corridor provides a physical limit to the appeal site and other extents of the emerging settlement edge.
- 4.3. The appeal site's context in relation to the existing settlement edge of Burbage, extant, built out or recently submitted applications for residential development, and the physical and visual barrier presented by the motorway corridor is set out at **Appendix B: Appeal Site Context**.

Landscape strategy

- 4.4. The appeal proposals include for a robust and comprehensive landscape strategy. I consider that the retention of the existing green infrastructure, including hedgerows, hedgerow trees and field trees, will reflect the former pattern and scale of the appeal site in terms of the layout of the development and provide an immediate landscape framework to help assimilate the appeal proposals into the landscape.
- 4.5. The integral landscape strategy includes for an additional ca. 1,070.5 linear metres of new hedgerow planting, 9,160 m² of proposed native shrub and woodland planting and 456 new individual trees.
- 4.6. In summary, the appeal proposals allow for the retention of ca. 81% of the existing hedgerow/field pattern and propose a substantial amount of new planting infrastructure.
- 4.7. Combined, this serves to respond to existing landscape character in the local context and the wider landscape, retains and makes use of existing landscape elements and features, optimises protection and screening for visual amenity receptors and enhances the existing green infrastructure framework overall.
- 4.8. In addition, the landscape strategy will contribute to the aims set out in the Hinckley and Bosworth Borough Landscape Character Assessment, with regard to the Burbage Common Rolling Farmland Landscape Character Area.
- 4.9. Overall, whilst the appeal proposals comprise an area of new residential built form, which in any landscape will result in some impact; there is a robust scheme of mitigation embedded in the design which I consider will successfully minimise landscape and visual impact.

Effects on landscape character and visual amenity

- 4.10. This Statement has provided a summary of the value, susceptibility and sensitivity of the appeal site and its immediate context; the magnitude of impact and significance of effect on

the appeal site and the local landscape, as well as the wider Burbage Common Rolling Farmland, and also considers the likely visibility of the appeal site from relevant visual receptors.

- 4.11. The setting of the appeal site within an area characterised by the existing and emerging settlement edge of Burbage, has an influence on the local landscape's capacity to accommodate the type of development proposed.
- 4.12. The assessment of impacts on landscape character in the LVIA has determined that for the site and its immediate landscape context, the magnitude of impact at completion of the appeal proposals will be medium to high. Assessed alongside the low to medium sensitivity of this part of the landscape, I consider that this will result in a moderate to major adverse effect in the short term.
- 4.13. However, the LVIA has determined that after 15 years, the magnitude of impact will reduce to medium. Assessed alongside the low to medium sensitivity of this part of the landscape, this will result in a moderate adverse effect in the longer term.
- 4.14. Overall, and as concluded by the LVIA, whilst landscape effects are likely to be higher across the appeal site itself, clearly it does not exist in isolation and the context provided by the existing residential development, as well as the limited visibility of site from within the local landscape generally, together mean that these effects would be notably reduced beyond the immediate environs of the appeal site.
- 4.15. In relation to visual effects, notwithstanding the high visual impact for receptors using the public right of way network as it passes through the appeal site itself and close to its boundaries, the geographical extent of potential views towards the appeal site and appeal proposals is generally limited by the combination of existing built form to the north, east and west, the vegetated motorway corridor to the south, as well as large scale development in the local area, including the large scale distribution warehouse buildings to the south.
- 4.16. In the majority of those locations where the appeal site is visible, the existing residential edge is also visible, to a greater or lesser extent.
- 4.17. This context is demonstrated by reference to the representative viewpoints, where those assessed as having the highest significance of effect are from the higher sensitivity receptor groups of the public footpath network, where these routes cross the appeal site or pass through the landscape immediately adjacent to it. Elsewhere, visual effects are limited, or indeed, the appeal proposals will be barely perceptible or not visible at all.
- 4.18. The appeal proposals will result in localised and limited landscape and visual impacts only.
- 4.19. It is also clear that the appeal proposals have been developed in the context of a robust and considered landscape mitigation strategy, that has been recognised as reducing impact by HBBC officers.

Overall conclusion

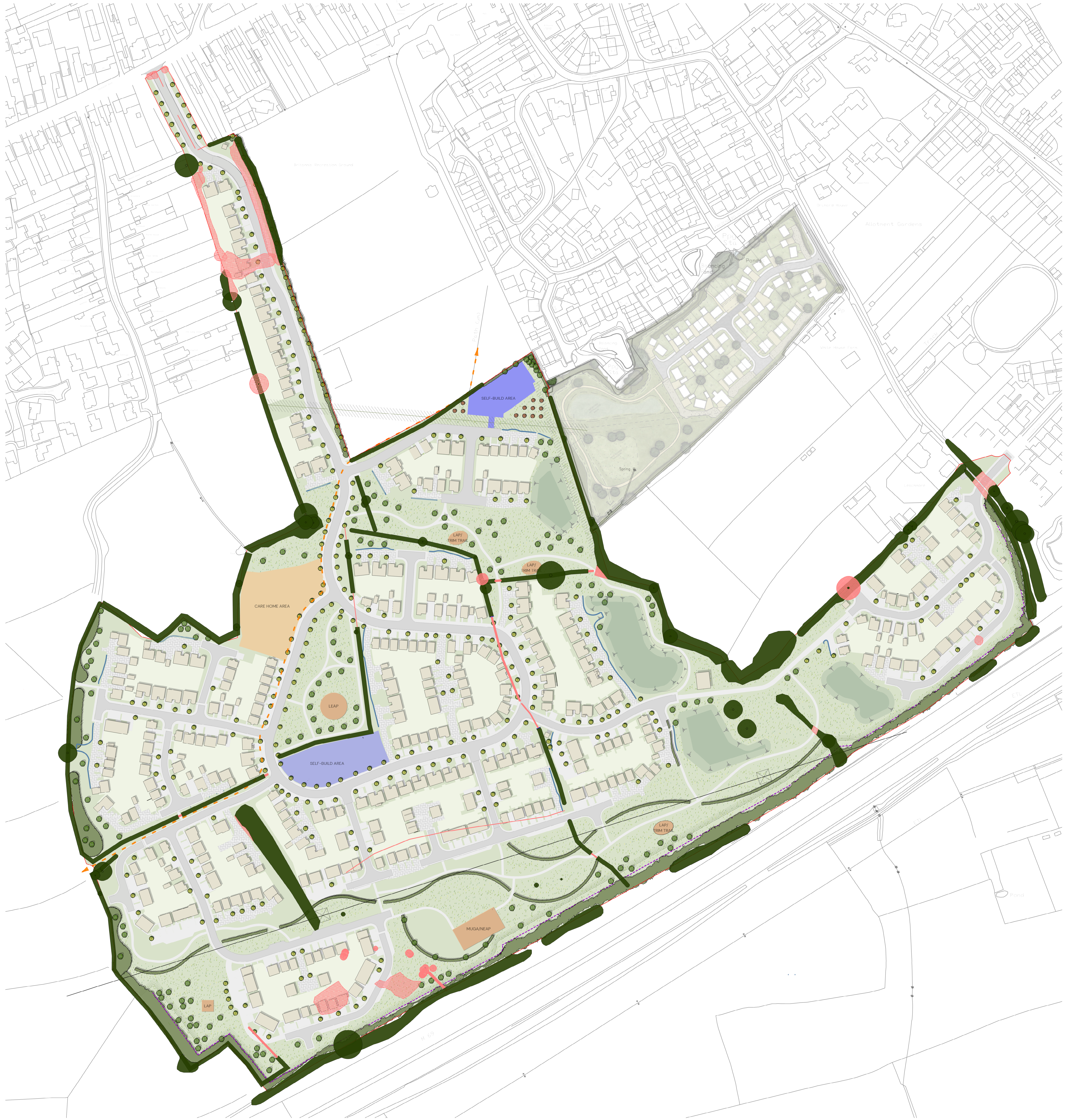
- 4.20. In relation to impact on landscape character and visual impacts my evidence clearly demonstrates that the appeal proposals will result in localised and limited landscape and visual impacts only. Where there are higher levels of impact, these are very limited and

localised to the appeal site and its immediate context, and would be common to most, if not all greenfield residential development.

- 4.21. This does not mean that the impacts and effects should be discounted, but simply that they should be considered in context, that is: a context whereby the appeal scheme would be consistent with the settlement fringe environment; where the impacts would be physically and visually well contained; and, where it is possible to avoid or reduce impacts through considered mitigation, as does the appeal scheme in this instance.
- 4.22. In this context, I have demonstrated in this Statement that, supported by a detailed assessment of landscape and visual impacts, the appeal site represents a good opportunity for residential development in landscape and visual terms, to the scale and character of that illustrated.



Appendix A



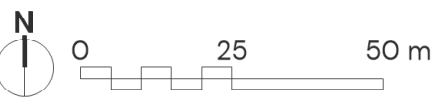
- Site boundary
- Path of existing overhead power lines
- Sewer Pipe Easement
- Route of the Round Burbage Walk
- Existing vegetation to be retained
- Existing vegetation to be removed
- Indicative residential layout and road network
- Indicative POS tree planting
- Indicative street trees
- Indicative orchard trees
- Indicative native tree and shrub planting
- Indicative native hedgerow
- Indicative amenity grassland
- Indicative area of enhanced amenity meadow grassland
- Indicative SuDS with species rich wetland grass
- Indicative swales
- Indicative locations of play
- Indicative pedestrian and cycle links
- Indicative mown path
- Indicative acoustic barrier
- Indicative bund

11/02/2025 F Updated to match Tree Retention Plan
DATE NO REVISION NOTE

Appendix A. Illustrative Landscape Masterplan

Land at Burbage Fields Farm, Burbage

CLIENT
Redrow Homes Midlands



DATE
21/11/2023

SCALE
1:1250 @A0

TEAM
JW

APPRVD
JWA

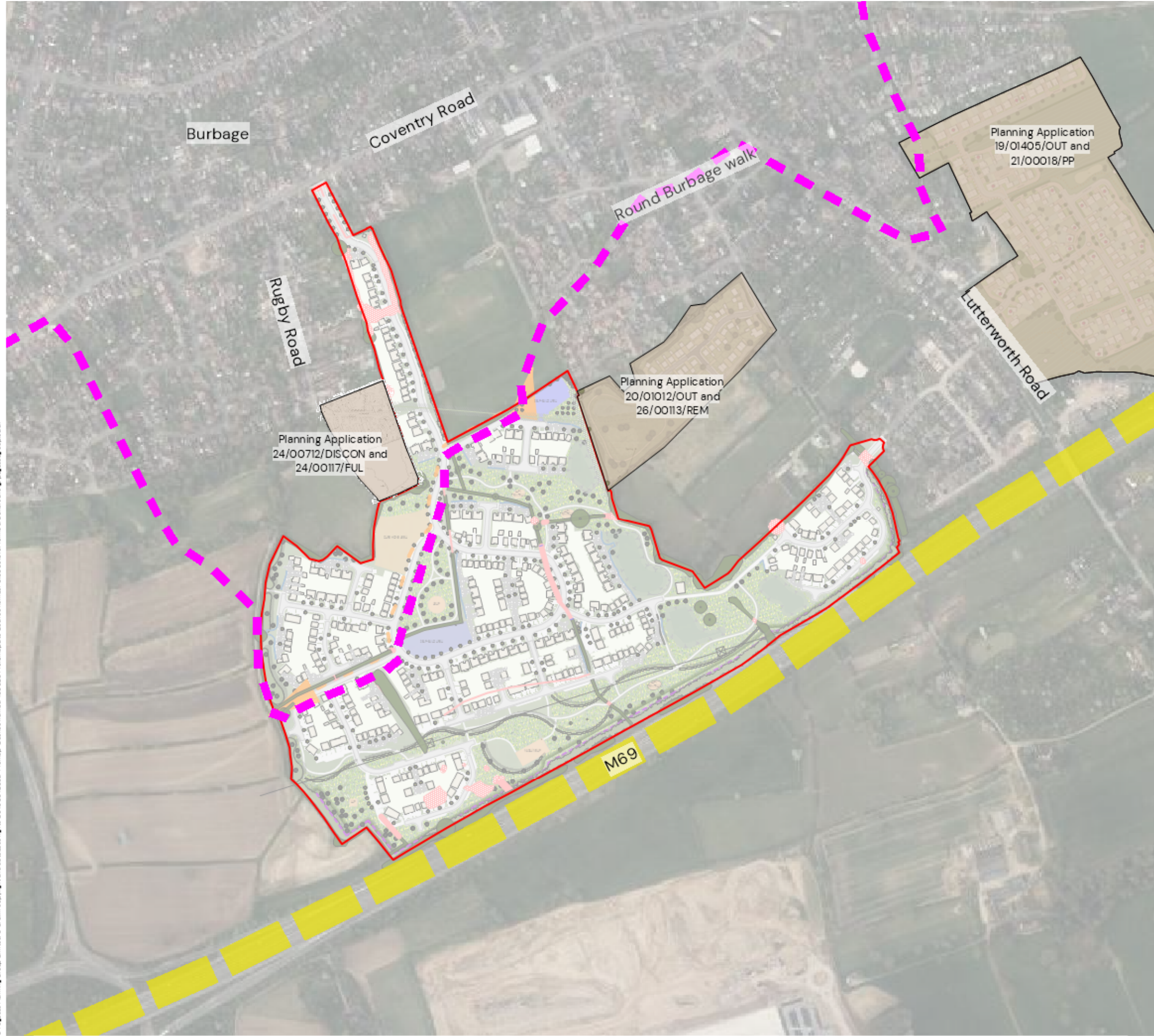
DRAWING NUMBER

P22-2560_EN_0007_F_0001





Appendix B



KEY

-  Site Boundary
-  Round Burbage walk
-  Adjacent Applications
-  M69

16/03/2026 - First Issue
DATE NO REVISION NOTE

Appendix B. Appeal Site Context

Land at Burbage Fields Farm, Burbage

CLIENT
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DATE	SCALE	TEAM	APPRVD
16/03/2026	1:10,000@A3	EZ	KM

DRAWING NUMBER

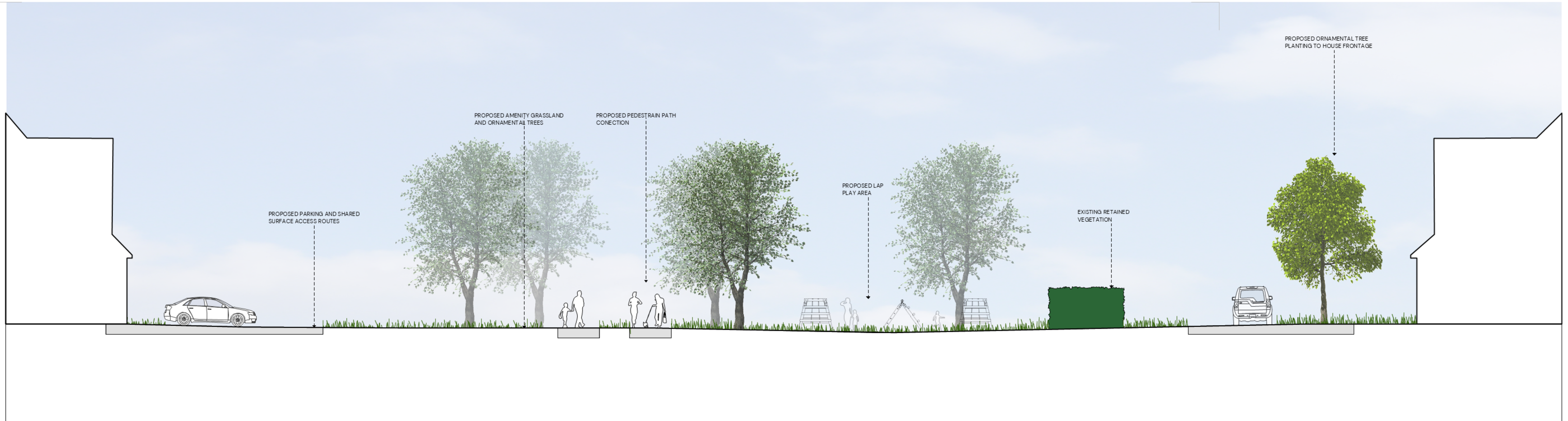
P26-0694_EN_0002_-_0001_SL



Appendix C



Appendix D



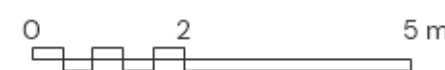
Section B-B
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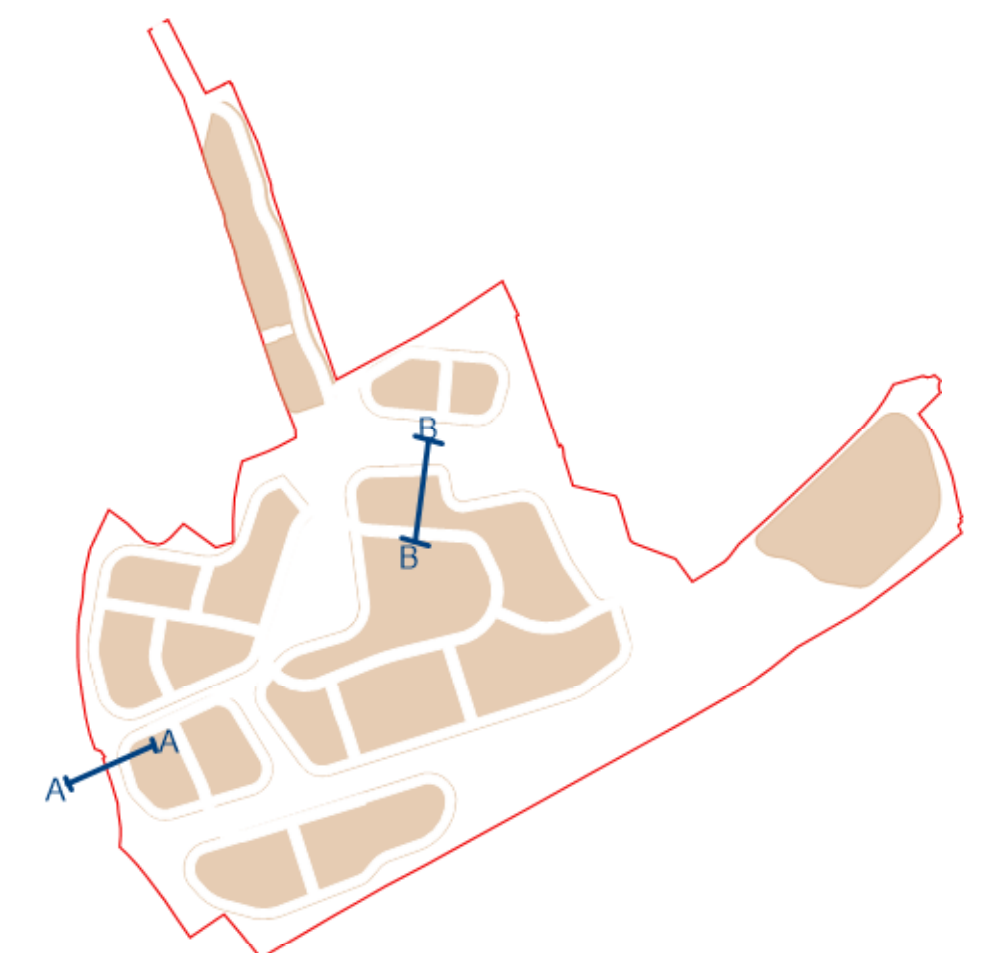
Location Plan
NTS



Section A-A
Scale 1:100 @A1



Location Plan
NTS



Location Plan
NTS

16/03/2026 A Appeal First Issue
DATE NO REVISION NOTE

Appendix D. Illustrative Landscape Sections

Land at Burbage Fields Farm, Burbage

CLIENT
Redrow Homes Midlands

DATE	SCALE	TEAM	APPRVD
16/03/2026	1:100@A1	EZ	KM

DRAWING NUMBER

P26-0299_EN_0004_A_LS1

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