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Land off Cunnery Close, Barlestone

Landscape and Visual Impact Assessment

Iceni Projects Limited on behalf of
Gladman Developments Ltd

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ON BEHALF OF GLADMAN
DEVELOPMENTS LTD



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Land off Cunnery Close, Barlestone
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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1. INTRODUCTION

1.1 Icen Projects has been instructed by Gladman Developments Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) in relation to an outline planning application for up to 158 dwellings (hereafter referred to as the 'Proposed Development') on land off Cunnery Close, Barlestone (the 'Site'), within the administrative area of Hinckley and Bosworth Borough Council. The design of the Proposed Development has evolved to ensure that it responds positively to the surrounding landscape and visual context, taking into account previous decision notices relating to development proposals for the Site, pre-application feedback, and published evidence base documentation.

1.2 The LVIA describes:

- The assessment methodology;
- The relevant planning policy context;
- The existing baseline conditions at the Site and within the surrounding area;
- The mitigation measures incorporated to prevent, reduce or offset potential adverse effects and how the Proposed Development responds to the baseline context; and
- The likely significance of effects on landscape character and visual amenity.

1.3 The LVIA should be read in conjunction with the following illustrative material:

- Figure 1: Study Area Plan;
- Figure 2: Topography Plan;
- Figure 3: Designations Plan;
- Figure 4: Aerial Photograph Plan;
- Figure 5: Illustrative Landscape Strategy Plan;
- Figure 6: Settlement Context Plan;
- Representative Photographs 1 – 15.

1.4 The following appendices supplement the information within this LVIA:

- Appendix A: LVIA Methodology;
- Appendix B: Landscape Assessment Table;
- Appendix C: Visual Assessment Table; and
- Appendix D: Photomontages.

Methodology

- 1.5 The assessment has been undertaken by a qualified and experienced Chartered Member of the Landscape Institute (CMLI) and Practitioner of the Institute of Sustainability and Environmental Professionals (PISEP).
- 1.6 The methodology employed in conducting the LVIA of the Proposed Development has been drawn from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (2013). The aim of these guidelines is to set high standards for the scope and content of LVIA's and to establish certain principles that will help to achieve consistency, credibility, transparency and effectiveness throughout the assessment.
- 1.7 The assessment of landscape and visual effects, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements. It is therefore important that a structured and consistent approach is adopted to ensure that the assessment undertaken is as objective as possible.
- 1.8 A landscape assessment is the systematic description and analysis of the features within the landscape, such as landform, vegetation cover, settlement pattern, heritage and cultural associations, built forms, transport patterns and land use that create a particular sense of place. A visual assessment considers visual receptors, which are the viewers of and within the landscape, and often include locations such as residential or business properties, Public Rights of Way (PRoW), public open space, and transport corridors. The LVIA methodology is set out in full in Appendix A: LVIA Methodology.

Planning History

- 1.9 An outline application (14/00435/OUT) for a mixed-used development featuring 450 dwellings, alongside office, retail and nursery uses was proposed and subsequently refused in 2015, with a resubmission (15/00772/OUT) later lodged in 2016 that was similarly refused. A residential development was then pursued in 2019 (19/01011/OUT), whereby the quantum of development was substantially reduced to 176 dwellings, accompanied by areas of public open space and landscaping measures. The application and subsequent resubmission (20/00102/OUT) were also refused in 2020 and an Appeal against the refusal of permission was sought (21/00008/PP). Ultimately the Appeal was dismissed in 2021, with the Inspector setting out a series of conclusions, siting inter-alia detrimental impacts to the character of the area and neighbouring residential amenity.

2. PLANNING POLICY CONTEXT

National Planning Policy Framework (December 2024)

- 2.1 The National Planning Policy Framework (NPPF) outlines that “*the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner*”, which is defined as “*meeting the needs of the present without compromising the ability of future generations to meet their own needs*”.
- 2.2 The NPPF also clarifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 2.3 The NPPF states that the planning system has three overarching objectives: economic, social and environmental. The environmental objective is described as follows: “*to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*”.
- 2.4 Paragraph 9 of the NPPF also notes that the objectives should be delivered through the planning process but recognises that planning policies and decisions should “*take local circumstances into account, to reflect the character, needs and opportunities of each area*”.
- 2.5 Section 11 is concerned with making effective use of land, with Paragraph 124 stating “*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions...*”.
- 2.6 Section 12 sets out the framework for achieving well-designed places, noting in Paragraph 131 that “the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”. Paragraph 135 states that planning policy and decisions should ensure that developments:
- “(a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 51 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 2.7 Section 15 deals with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst others:

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

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

- 2.8 Further guidance is set out within the Planning Practice Guidance (‘PPG’), supported by the National Design Guide and the National Model Design Code, which provide guidance on how well-designed places can be achieved.

Local Planning Policy Context

Hinckley and Bosworth Core Strategy (adopted 2009)

- 2.9 The Hinckley and Bosworth Core Strategy (adopted in 2009) sets out the overarching policy framework for the area, with Spatial Objective 9: Identity, Distinctiveness and Quality of Design of particular relevance, noting the need for development to contribute to the local distinctiveness of the borough by both enhancing settlement identity and the environment through high quality sustainable design. Policy 19 relates to the provision of green space and play space, while Policy 20 covers green infrastructure requirements.

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (adopted 2016)

2.10 The Site Allocations and Development Management Policies DPD (adopted in 2016) allocates land to deliver the development requirements of the Core Strategy as well as outlining a series of development management policies used to determine planning applications. Policy DM4 concerns safeguarding the countryside and maintaining settlement separation, with the explanatory text referring to maintaining the physical and perspective separation between settlements across the borough and the desire to restrict development beyond the defined settlement boundaries.

2.11 Specifically, Policy DM4 Safeguarding the Countryside and Settlement Separation states:

“To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or

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

c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or

d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or

e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

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;

iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and

v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

2.12 Policy DM10 concerns development and design, noting the need for development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design and materiality, alongside incorporating a high standard of landscaping and not resulting in significant adverse visual intrusion.

2.13 Specifically Policy DM10 Development and Design states:

“Developments will be permitted providing that 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;

b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;

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;

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

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;

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.”

Hinckley and Bosworth Open Space Assessment, 2025

- 2.14 The Hinckley and Bosworth Open Space Assessment was published in September 2025 and provides detailed on what open space provision currently existing in the area, while giving direction of the future provision of accessible, high quality and sustainable provision for open spaces in the Borough.
- 2.15 The document notes that there is a total of 2.92 hectares of open space per 1,000 population Barlestone, indicating that it may be under served in terms of quantity of open space provision. The following quantity standard is provided to guide future levels of provision (hectares per 1,000 population):
- Parks and gardens: 0.36
 - Amenity greenspace: 1.34
 - Natural and semi-natural greenspace: 2
 - Provision for children and young people: 0.25 (younger), 0.30 (youth)
 - Allotments: 0.35.
- 2.16 Combined, this equates to 4.6 hectares per 1,000 population.

Neighbourhood Planning Context

Barlestone Neighbourhood Plan, 2022

- 2.17 The Barlestone Neighbourhood Plan was made in June 2022 and provides an additional layer to the planning framework and forms part of the Development Plan for the area. Several policies are outlined, including Policy ENV 12: Protection of Important Views, which identifies a series of important views for the settlement, with view 5 (5a and 5b) of relevance to the Site, relating to the views towards Hut Spinney. Policy ENV12 states:

“Development proposals which would affect the identified views should be designed to ensure that their layout, scale and mass respect the significance and character of the views concerned. Where necessary, development proposals should include measures to mitigate the effects of the development on the important view concerned.”

3. SITE CONTEXT

Location and Land Use

- 3.1 The Site lies to the south-west of the settlement of Barlestone and comprises a sloping arable field that equates to approximately 6.53 hectares in size, formed by a rectilinear parcel and an easterly protrusion at the base of the slope as shown in **Figure 1: Study Area Plan**. In simple terms, Barlestone is served by Barton Road to the west, Bagworth Road to the north, Newbold Road to the east, and Bosworth Road to the south, which together meet at the small historic core of the settlement that features traditional vernacular, contrasting with the predominantly 20th century nature of the rest of Barlestone.
- 3.2 While development lining the south side of Barton Road is typically mid-20th century in nature, forming early ribbon development, the development south of this highway and this part of Barlestone dates from the late-20th century period. This includes development around Manor Road and the development on Cunliffe Close which lies to the north of the Site, where the rear gardens of residences back on to the Site. Development along Bosworth Road, which the eastern protrusion of the Site meets, features early 1960s development at the settlement fringe followed by later infill in the late 20th-century towards the historic Manor House.
- 3.3 A small area of woodland defines the western extent of the Site, which connects to an intermittently tree-lined ditch that runs along the southern boundary. The eastern boundary of the main core of the Site is also defined by a treebelt that runs north-south, beyond which is the Bosworth Road Recreation Ground, featuring Barlestone Community Centre, a bowls club lawn, playing fields, a multi-use games area (MUGA), outdoor exercise equipment and children's play equipment. This treebelt continues eastward and defines the northern extent of the 'eastern leg' of the Site before meeting Bosworth Road.
- 3.4 There are no Public Right(s) of Way (PRoW) within the Site.
- 3.5 As set out above, residential development adjoins the Site to the north, while the amenity space associated with the Bosworth Road Recreation Ground lies to the north-east. Elsewhere, the land use is primarily agricultural in nature, with arable land most commonplace although there are pockets of pastoral farming interspersed within the landscape mosaic alongside tracts of woodland. One such area of woodland is Hut Spinney, which lies approximately 250m to the south of the Site.

Topography and Hydrology

- 3.6 The landform surrounding the settlement of Barlestone is considered to be representative of the prevailing published landscape characterisation, straddling the higher ground of a localised

undulating plateau landscape. Barlestone sits at a generally level elevation of around approximately 125-130m AOD (Above Ordnance Datum) within the plateau, although it does slope away at its settlement fringes as shown in **Figure 2: Topography Plan**. This is evidenced along both Barton Road and Bosworth Road, with built form off the latter descending to a low of approximately 120m AOD at its southernmost point. The land to the south and west of the plateau drains into the tributaries of the River Sence, while approximately 3km to the west lies the Ashby-de-la-Zouch Canal.

- 3.7 The Site forms a south-easterly facing parcel of land, which drops from a height of approximately 125m with its interface at Cunnery Close at the northernmost point of the Site, to an elevation of approximately 117m in the south-eastern lower-lying corner of the Site, meeting an unnamed brook that defines the southern edge of the Site. To the east of the Site and beyond Bosworth Road the landform descends further still, before rising towards another spur of the plateau that separates Barlestone from Newbold Verdon. South of the Site and the brook that forms the southern edge the landform gently rises towards Bosworth Road and its interface with the A447. The 120m contour line effectively forms the existing limit of built development in the vicinity of the Site at Barlestone, aligning with the underlying landform height of no 91. Bosworth Road to the east. This 120m contour line also coincides with the limit of built development further east on both Rushey Close and Brookside. Consequently, the Site forms the upper reaches of a localised depression that is not appreciated in the wider landscape, with the upper reaches of the depression characteristically featuring built development on its slopes with a southerly and south-easterly aspect.

Access and Connectivity

- 3.8 The Site is not crossed by any Public Rights of Way (PRoW) although several footpaths do exist in the wider setting to the Site, extending to the north, east and south-east of Barlestone. A PRoW network also exists west of the A447, emanating from Carlton, although there is no direct PRoW connection between Carlton and Barlestone, with pedestrians instead directed along the course of highways.
- 3.9 There are no National Trails or Country Parks within the vicinity of the Site, nor are there any notable tracts of Countryside and Rights of Way (CRoW) Act access land or registered common land.
- 3.10 The main highway in the area is the A447, which runs broadly north-south and provides vehicular connectivity between Coalville and Hinckley, with Barlestone located broadly at the mid-point between these two larger settlements. The B585 and B582 encircle Barlestone, connecting Nailstone in the north with Newbold Verdon in the south-east and linking into the A447. Routes off these two B-roads provide access to Barlestone, which is also readily accessed off the A447, from the west via Barton Road, or from the south via Bosworth Road. Other routes extend west off the A447 towards Market Bosworth, Carlton and Barton in the Beans.

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- 3.11 There are no railway lines in proximity to the Site.

Designations

- 3.12 The Site nor its immediate surroundings are encompassed within any landscape designations as shown in **Figure 3: Designations Plan**. The nearest is the Cannock Chase National Landscape, which is located over 35km from the Site at its closest point.
- 3.13 There are four Grade II listed buildings within the settlement of Barlestone, although none are within proximity to the Site, while a further two listed buildings lie within Osbaston to the south (including the Grade II* Osbaston Hall) within the Osbaston conservation area, which lies approximately 475m from the Site at its nearest point.
- 3.14 Much further afield there are concentrations of listed buildings within the settlements of Nailstone, Newbold Verdon and Market Bosworth, again within conservation areas, although there are no physical or visual links with the Site or its surroundings from these heritage assets.
- 3.15 There are no Registered Parks and Gardens within the wider vicinity of the Site nor are there any scheduled monuments, with the closest within Newbold Verdon, over 2km from the Site.
- 3.16 Similarly there are no statutory environmental designations in the vicinity of the Site, with the nearest over 5km away to the north-west associated with the Newton Burgoland Marshes.

Landscape Character

National Character

- 3.17 As part of Natural England's responsibilities in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, Natural England has developed a series of National Character Area (NCA) Profiles.
- 3.18 These NCA Profiles provide a broad range of information including an outline of the key characteristics of a given area; a description of the ecosystem services provided and how they relate to people, wildlife and the economy; and they identify an array of opportunities for positive environmental change.
- 3.19 The Site lies within the south-western fringe of NCA Profile 71: Leicestershire and South Derbyshire Coalfield, which consists of a plateau with unrestricted views of shallow valleys and gentle ridges that become less pronounced in the south due to a layer of glacial till. The area has a developing woodland character, heavily influenced by the work of The National Forest that covers the majority of the NCA and which aims to link the remnant ancient forest landscapes of Melbourne Parklands

NCA in the north with those of Charnwood NCA in the east and Needwood and South Derbyshire Claylands NCA in the west. The key characteristics of this NCA Profile are outlined as follows:

- *“The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau;*
- *There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges;*
- *The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and has many minor, swift flowing streams draining the area, for example Saltersford Brook and Rothley Brook. Flooded clay pits and mining have resulted in many subsidence pools or flashes, which in combination with Thornton Reservoir provide valuable open water sites for nature conservation and recreation;*
- *The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites;*
- *Small- to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings;*
- *Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils. Potatoes are grown in rotation on the heavier soils around Measham and Packington;*
- *There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil. The River Mease SSSI and SAC has internationally important spined loach and bullhead fish and nationally important white-clawed crayfish, otter, and aquatic plants such as water crowfoot;*
- *Rich heritage assets include Ashby-de-la-Zouch medieval castle and industrial heritage including the Ashby Canal and Moira Furnace, one of the best examples of an early 18th-century blast furnace. Archaeological assets include a moated medieval village at Desford and the Roman town at Ravenstone;*
- *Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone. Locally characteristic around Measham is a double-sized brick of the late 18th century known as the ‘Measham gob’. There are many three-storey brickbuilt farmhouses;*
- *The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville;*

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- *Around Coleorton, a more dispersed pattern of settlement associated with small-scale bell pit mining of the 13th century, spoil heaps, small fields, a dense network of footpaths and a fine example of historic parkland landscape contribute to the distinctiveness of this part of the coalfield landscape; and*
 - *The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated with the recreational assets of The National Forest. The Ashby Canal also provides a link to the wider area.”*

3.20 The following Statements of Environmental Opportunity for NCA Profile 71 are provided:

- *“SEO 1: Protect and manage the area’s riverine and flood plain environment, its manmade and natural wetland habitats, especially the River Mease for its internationally and nationally important species and range of river plants, for the benefit of biodiversity, sense of place, water quality, recreation, geodiversity and climate regulation;*
- *SEO 2: Manage and conserve ancient and plantation woodland and plan appropriately scaled new woodland cover, particularly in The National Forest; restore and reinstate hedgerows and hedgerow trees and increase biomass provision, timber supply and biodiversity that will mitigate the impact of climate change and enhance the experiential qualities of the area;*
- *SEO 3: Protect and manage the industrial/mining heritage of the coalfield and wider historic landscape; balance the needs of forestry, commercial, industrial and agricultural growth with the developing visitor economy and maintain a high level of public access to the wealth of recreational experiences the National Character Area offers; and*
- *SEO 4: Take an integrated approach to managing the natural environment that reflects the strong link between geology and its influence on landscape, biodiversity, industrial development, heritage and settlement pattern of the National Character Area; promote greater understanding of the contemporary link between wildlife and geodiversity, particularly in the distribution of habitats and species, and recognise the importance of former extraction sites for both geodiversity and biodiversity.”*

3.21 The following landscape opportunities are also identified:

- *“Protect, manage and enhance core sites, for example, SAC, SSSI, LNRs and the network of Local Sites to improve their condition and buffer to maintain their integrity and improve their connectivity.*
- *Manage, protect and where appropriate expand the mosaic of riparian pasture and wood that provide a buffer to rivers and streams; thus protecting watercourses from diffuse pollution and maintaining a supply of woody debris in to the watercourses, where it does not cause flooding.*

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- *Conserve and enhance the canal network that provides a valuable wildlife corridor, links urban with rural areas and provides opportunities for recreation and volunteering.*
 - *Buffer core sites and semi-natural woodland by creating and managing transitional scrub communities between woodland and adjoining habitats; linking them together to create a coherent habitat network. Maintain and buffer blocks of ancient woodland and manage veteran trees to maintain a continued supply of over-mature trees; encourage successional planting of native mixed species to maintain the structural diversity and landscape character;*
 - *Maintain and protect from further fragmentation and degradation areas of heathland and where appropriate expand as part of the restoration of former colliery sites and where appropriate ecological conditions and opportunities exist; provide for areas of successional colonisation by flora to deliver a high quality and diverse environment;*
 - *Maintain and restore where necessary, the pattern of small pastures and hedgerows with hedgerow trees associated with relic parkland, particularly around Coleorton and Newbold - enhancing the setting of visible archaeological sites, historic buildings and conservation areas through new planting;*
 - *Protect and reinstate hedgerows throughout, by gapping-up with typical species and planting their accompanying hedgerow trees – adopting appropriate cutting regimes and tagging to extend the age range, species diversity and structural integrity thus providing wildlife corridors; resource protection to soils; maintaining historic field patterns and strengthening the landscape character; and*
 - *Ensure that the design of new developments respect the juxtaposition, scale and materials of traditional local buildings and settlement characteristics and mitigate the visual, noise and light impacts. Create new or extend public rights of way and cycle routes through new developments to improve the connectivity between residential areas, places of work, out into the surrounding countryside to encourage physical activity and sense of wellbeing.”*

Local Character

3.22 The Hinckley and Bosworth Borough Landscape Character Assessment (published in 2017) presents the different areas of character across the borough, providing a distinction between the rural and urban areas. The Site is located within the broad Charnwood Fringe Settled Forest Hills Landscape Character Area (LCA), the published key characteristics of which are:

- *“Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east.*
- *Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and the presence of woodlands and vegetation.*
- *Large scale irregular field pattern of mainly arable and some pasture, with smaller fields around settlements. Fields enclosed by hedgerows with scattered trees.*
- *Industrial heritage of quarrying and mining resulting in areas of restored land.*

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- *Part of the National Forest and Charnwood Forest with areas of new woodland plantations associated with former industrial areas.*
 - *Dispersed pattern of former mining villages following a linear pattern on ridgetops, either located close to a colliery or providing housing for mine workers. Good public access and footpath network throughout, especially within National Forest area.*
 - *Predominantly rural landscape with arable and rough set-aside, influenced by industrial / urban features such as masts, poles and pylons.”*

3.23 The published key sensitivities and values of this LCA are as follows:

- *“Woodlands, copses and individual trees are important as areas of connective habitats such as hedgerows and river corridors which link to the nearby woodlands of the National Forest. They are also important for their recreational value for local communities;*
- *Rural character and the dispersed pattern of villages where the landscape away from the settlements is characterised by dark skies at night and a sense of tranquillity;*
- *Recreational value of the restored mining sites including Bagworth Heath Woods Country Park as well as the value for leisure and access provided by the network of footpaths and bridleways including the Leicestershire Round;*
- *Thornton Reservoir which provides a popular recreational facility on the edge of Thornton village;*
- *The historic and cultural associations with mining in the area related to the former pits;*
- *The historic character of the landscape evident in the presence of Scheduled Monuments and the pattern of irregular fields of piecemeal enclosure and the small irregular fields surrounding settlements. Hedgerow boundaries and mature trees reinforce this character which also provides visual interest and biodiversity value; and*
- *Semi-improved grasslands and lowland meadow habitats which are particularly valued in the area due to the relative scarcity of biodiversity assets as a result of intensive farming regimes.”*

3.24 The following landscape strategies are provided:

- *“Support the vision of the National Forest Strategy – to unify the forest area by planting native and mixed species woodland– as well as for areas beyond the National Forest boundary, encouraging, connecting and enhancing habitats such as hedgerows, tree planting, farm woodlands and lowland meadows;*
- *Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape;*
- *Restore typical zones of woodland types from alder, crack willow, hazel and grey willow in valleys, to oak/birch woodland on higher slopes; developing and managing transitional scrub communities between woodland and adjoining habitats;*

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- *The siting and design of new development should complement the existing settlement pattern. New developments, extensions or alterations should be of appropriate materials, scale, massing and location within their plot to the rural context of the area. Removal of traditional building features such as crown chimney pots and boundary walls of brick, stone, metal railings and timber fences should be avoided; and*
 - *Conserve the historic features of the landscape including industrial heritage of mining villages, railways.”*

3.25 The Barlestone Urban Character Area (UCA) 14 adjoins the Site to the north, with the following published key characteristics provided:

- *“Settlement situated on high ground, with historic core at Main Street/ Bosworth Road/ Church Road and large areas of post-war development;*
- *A tributary stream bisects the settlement and there are long views from the valley sides along Newbold Road in both directions;*
- *Mixture of cottages, terraces and modern buildings with larger detached properties interspersed;*
- *Local vernacular of red brick with buildings fronting onto the street and walls of red brick providing enclosure to the main street;*
- *Local landmark buildings including Grade II listed Church of St Giles and Manor House; and*
- *Rural setting of agricultural fields surrounds the settlement, accessed from the centre via a selection of footpaths.”*

3.26 The published key sensitivities and values of this UCA are as follows:

- *“Historic buildings and narrow lanes around the historic core of the settlement on Main Street which provide a links to the settlement’s past and local architectural interest;*
- *Landmark features including St Giles Church, the Baptist Chapel, the miner’s wheel and the stone bridge on Newbold Road;*
- *Key junctions including at Main Street/ Newbold Road and Main Street/ Barton Road/ Bosworth Road are important visual focal points;*
- *Open spaces including the area at the junction of Main Street/ Bosworth Road and Barton Road which provides a link to the surrounding landscape;*
- *Rural setting, including the undeveloped gap between Newbold Verdon to the east and Hinckley Road to the west; and*
- *The cultural associations with framework knitting and mining are an important part of Barlestone’s identity.”*

3.27 The following townscape strategies are provided:

- *“Enhance local identity where possible. Particular consideration should be given to the materials, scale, layout and form of new development to create definition to the streetscape and enhance local landmarks. Sensitive boundary treatments such as brick walls and creation of legible layouts for larger developments should be encouraged;*
- *Reinforce the rural setting by maintaining and enhancing important trees and open spaces;*
- *Enhance views to local landmarks and the open countryside;*
- *Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network to the north of the settlement.*
- *Encourage tree planting and consider integrating as part of the ongoing National Forest initiative further north, including planting of street trees;*
- *Improve the quality and condition of the townscape where possible, including public realm, buildings and shop fronts within the settlement’s core and at key corners or junctions such as Bosworth Road/ Barton Road/ Main Street and Bosworth Road/ Newbold Street and Main Street; and*
- *Ensure new development respects and enhances existing landmarks and features and aim to create defined street frontage, closing existing gaps in the built edge where possible.”*

Landscape Character Summary

3.28 A summary of the published character areas that the Site lies within or immediately influences is set out in **Table 3.1** below.

Table 3.1: Summary of Published Character Areas

Receptor	Value	Susceptibility	Sensitivity
NCA Profile 71: Leicestershire and South Derbyshire Coalfield	Medium	Medium	Medium
Charnwood Fringe Settled Forest Hills LCA	Medium	Medium	Medium
Barlestone UCA 14	Medium	Low	Medium

4. SITE APPRAISAL

Site Description

- 4.1 An appraisal of the Site has been undertaken to ascertain its existing character. This is accomplished through recording and analysing the existing landscape features and characteristics, the way the landscape is experienced, and the value or importance of the landscape and visual resources in the vicinity of the Site. The elements of the landscape that contribute to landscape character include the built and natural form, the pattern of features, detailing, scale, planting, land use and human perception. In this regard, landscape character is derived as a result of the perception of, and action and interaction of, natural and human factors.
- 4.2 As set out previously, the Site extends to approximately 6.53ha and comprises an irregularly shaped arable field that slopes from the north to the south-east towards an unnamed brook that defines the southern edge of the Site (from approximately 125m AOD to 117m AOD). The Site is largely devoid of any notable features within its interior, comprising cropland with some areas of ruderal vegetation and grassland at the field boundary fringes as demonstrated in **Figure 4: Aerial Photograph Plan**. The boundaries to the Site are defined by a mix of overgrown hedgerows and trees and generally in a moderate landscape condition.
- 4.3 Evidently the open and farmed nature of the Site forms part of the physical setting to Barlestone, which is in part characterised by its rural setting. Given that Barlestone sits on the plateau and upper slopes it is commonplace for open farmland uses to form part of the physical and visual setting in both views towards the settlement, and views out from the settlement fringe. Outward visual links to the countryside setting are characteristic of the settlement as is reflected in the available views from the rear of properties on Cunnery Close, and the intrinsically open nature of the Site does impart a degree of scenic quality. Where visible, views of the Site typically occur concurrently with views of the existing settlement edge and on occasion visual detractors in the wider area. The sole exception relates to a very short stretch of Bosworth Road to the east of the Site where there is no intervisibility with the settlement edge (albeit the Barlestone signage is visible).
- 4.4 Neither the Site nor the immediately adjoining landscape contains any rare or unusual landscape features, although it is acknowledged that the Site does provide a good vantage point for views towards Hut Spinney, a distinctive woodland feature on the skyline in the wider rural context to the south of Barlestone. That said, the Site is not currently accessible to the public and therefore the ability to gain views of this feature are limited.
- 4.5 The Site does not present as being wild or remote on account of its proximity to the settlement edge and the A447. Built development is present within the immediate landscape context of the Site and

the sloping land with a southerly and south-easterly aspect within the localised valley form down to the 120m contour. That said, there is clearly some degree of tranquillity in that the agricultural nature of the Site differs with the suburban nature of Barlestone and this existing built development that descends the slopes.

- 4.6 A summary of the constituent landscape features of the Site is set out in **Table 4.1** below.

Table 4.1: Summary of Landscape Features

Receptor	Value	Susceptibility	Sensitivity
Cropland	Low	High	Medium
Grassland	Low	Medium	Medium
Vegetation	High	High	High
Character of the Site and the Immediate Vicinity	Medium	Medium	Medium

5. VISUAL APPRAISAL

Existing Experience

- 5.1 The visual appraisal was undertaken from the surrounding landscape context in order to determine the nature and extent of views towards the Site and to identify those areas that currently obtain views of the Site or indeed where visibility of the Proposed Development is likely to be experienced. In addition, the visual appraisal sought to help understand the character and appearance of the surroundings within which the Site lies and the existing visual amenity experience in terms of the perception of openness. Both foot and car journeys were taken along transient routes as pertinent in order to understand how the mode of travel altered the nature of the views and the perception/appreciation of visual amenity.
- 5.2 The photographs were taken in October 2025 during generally good weather and clear atmospheric conditions. Given the time of year, the deciduous vegetation benefits from leaf cover and as such depicts the typical visual scenario and extent of visual containment experienced throughout the majority of the calendar year. **Photographs 1 – 15** were taken from areas that the public readily gain access i.e. along roads, footpaths and pavements. The location of Photographs 1 – 15 are shown on **Figure 1: Study Area Plan**.
- 5.3 Given the aspect of the Site and its location within a localised depression that is effectively encircled by higher ground in all directions in close proximity, coupled with the presence of built development to the north, treebelts to the east and west, and intermittent tree cover along the southern boundary, the Site has a very localised visual envelope and is not appreciated in the wider landscape. In effect, the Site is only appreciated from people travelling along short stretches of Bosworth Road, the A447, Manor Road and Cunnery Close, those utilising the nearby open spaces, as well as residents of Spinney Farm and Cunnery Close.
- 5.4 For residents of Cunnery Close views out from the rear elevation and curtilage will be obtained, as illustrated in **Photograph 4**, with the Site forming the foreground of the available views as it descends the slope towards a tree-lined brook in the middle ground. Beyond this vegetation the landform rises again where the woodland block of Hut Spinney forms the visible horizon to the south for the most part, with the occasional passing vehicle seen breaching the more open skyline to the south-west.
- 5.5 For the majority of residents of Bosworth Road, the viewing experience is largely insular in nature, with established vegetation and existing built form framing the streetscene and preventing longer distance visibility as depicted in **Photograph 6**. This contrasts slightly for those residents at Spinney Farm which is further to the south on Bosworth Road, with the visual amenity experience depicted in **Photograph 9**. The hedgerow lined Bosworth Road forms the immediate foreground of the available

views, with the ability to appreciate the more open farmed landscape beyond this hedgerow including the Site. The visual horizon appears well vegetated, including the established tree cover adjacent to the western Site boundary and that associated with Bosworth Road Recreation Ground creating a strong sense of containment. Existing built form on Cunnery Close is also appreciated from this locality, breaking the skyline but not overtly drawing the eye as it appears subservient to and well anchored by the framing tree cover.

- 5.6 Users of PRow S39/1 – which is located to the east of the Site - do not benefit from any intervisibility with the Site, with the composition of views formed by a sloping pastoral field leading to the eastern settlement fringe of Barlestone. As illustrated in **Photograph 7** the existing buildings on Bosworth Road descend the slope from right to left, and in the process appearing to become increasingly enveloped by and nestled amongst vegetation. The woodland block of Hut Spinney is visible in the distance although there is limited appreciation of the separation distance and instead the vegetation appears to coalesce in the view.
- 5.7 Users of PRow S40/1 benefit from a visual amenity experience that is dominated by the immediate countryside setting to the south-east of the Site, with the foreground comprising a large pastoral field that is contained by a mix of hedgerow and woodland cover. Successive bands of vegetation in the surrounding landscape provide further containment and give rise to a partially wooded setting as illustrated in **Photograph 10**, including the intermittent tree cover associated with the ditch on the Site's southern boundary. The ground plane of the Site is not visible from this location although a gap in the hedgerow vegetation does enable intervisibility with a short stretch of built form off Cunnery Close in the distance.
- 5.8 Users of PRow S54/2, which lies in the landscape west of the A447, have an obvious appreciation of the plateau landscape, with the landform overlain by arable farmland appearing broadly level and stretching out towards the intermittently tree-lined A447 – with passing traffic frequently visible above the intervening hedgeline. In the distance there is further tree cover, with built form within Barlestone nestled amongst this vegetation but not overtly apparent. A large scale wind turbine, alongside pylons carrying overhead power lines, break the wooded skyline in the backdrop of the view. There is no intervisibility with the Site from this location.
- 5.9 With respect to people travelling along Manor Road for the most part there will be no intervisibility with the Site, with the composition of views channelled along the streetscape within the interior of Barlestone as shown in **Photograph 1**. A fleeting southward view is obtained at the junction with Cunnery Close, whereby Hut Spinney is visible in the distance in a break between the framing properties off Cunnery Close and Manor Road. Built form appears generally uniform in scale when passing along this road, comprising two storey residential development featuring predominantly brick cladding and pitched convert tile roofs. The ground plane of the Site is not visible when passing along Manor Road.

- 5.10 For people travelling along Bosworth Road there is a varying degree of appreciation of the Site. For those travelling southbound the Site is largely peripheral/oblique to the viewer, with the interface of the Site with Bosworth Road largely coinciding with a sense of departing the settlement. For those travelling eastbound/northbound the Site is perceived as a small component of the wider available views. Initially there is limited if any appreciation of the Site, with roadside hedgerow vegetation obstructing visibility and filtering views of the existing development of Cunners Close as shown in **Photograph 11**. However, following the bend in the road and as the road starts to descend the slope as it heads northwards the Site alongside the existing settlement edge becomes more readily perceived above the intervening hedgeline as shown in **Photograph 9**. The greatest degree of intervisibility corresponds with the interior of the Site with Bosworth Road, where westward views of the open Site are appreciated, with the southern boundary vegetation of the Site partially truncating visibility of the elevated A447 beyond. At this point the existing built form of Cunners Close is obscured by intervening vegetation bounding Bosworth Road Recreation Ground. Heading further north, the Site is no longer visible to people travelling along this road, being screened by the aforementioned vegetation and subsequent built form.
- 5.11 As previously noted, the visible built form on Bosworth Road overlies landform at 120m AOD and is at a threshold that is both physically and visually distinct from the valley bottom, and which is particularly appreciated when travelling along Bosworth Road as one descends the slope before heading up the slope again to meet built development on higher ground in both directions (i.e. at no. 91 Bosworth Road and at Spinney Farm).
- 5.12 A pocket of open space lies to the north of the Site and is enclosed by the built form of Cunners Close and Manor Road. The location provides viewers the opportunity of a physical and visual link with the wider landscape setting of Barlestone to the south. From the northernmost parts of the open space there is actually little appreciation of the Site (as demonstrated in **Photograph 3**) other than the obvious absence of built form that allows for longer-distance views in contrast to the more insular viewing experience within the main built-up confines of Barlestone. This however differs in the southern part of the open space where the open nature of the Site reveals itself and there is the ability to perceive the undulating landform as shown in **Photograph 4**. Hut Spinney is a distinctive feature in the background of southward views leading to the feeling of being within a well-wooded and enclosed landscape.
- 5.13 A summary of the relevant visual receptors in the vicinity of the Site is set out in **Table 5.1**.

Table 5.1: Summary of Visual Receptors

Receptor	Value	Susceptibility	Sensitivity
Residents of Cunners Close (Photograph 4)	Medium	High	High

Receptor	Value	Susceptibility	Sensitivity
Residents of Bosworth Road (Photograph 6)	Medium	High	High
Residents of Spinney Farm (Photograph 9)	Medium	High	High
Users of PRow S39/1 (Photograph 7)	Medium	Medium	Medium
Users of PRow S40/1 (Photograph 10)	Medium	Medium	Medium
Users of PRow S54/2 (Photograph 15)	Medium	Medium	Medium
Users of Manor Road (Photographs 1 & 2)	Medium	Medium	Medium
Users of Bosworth Road (Photographs 6, 8, 9 & 11)	Medium	Medium	Medium
Users of the A447 (Photographs 12 - 14)	Medium	Low	Low
Users of Bosworth Road Recreation Ground (Photograph 5)	Medium	Medium	Medium
Users of the open space near Cunnery Close (Photographs 3 & 4)	High	Medium	High

6. DEVELOPMENT PROPOSALS

Development History

- 6.1 An appeal was submitted against the Council's decision to refuse outline planning permission, which was dismissed in July 2021 (APP/K2420/W/20/3265133), with the effect of the development on the character and appearance of the area sited as one of the main issues.
- 6.2 In this decision, the Inspector found that the settlement of Barlestone evokes a semi-rural charm with direct visual, physical and perceptual links to the countryside setting to the south, with the surrounding landscape representative of the key characteristics of the broader LCA within which it lies. The Appeal development proposals were criticised for a number of inter-related factors, including:
- Interpretation that the introduced built form would appear to project into the open countryside, which was considered to represent a significant intrusion into the rural valley to the south;
 - Judgement that introduced built form would have a wide visual envelope on account of its south-facing aspect, particularly in views from the south and south-west, with the Site not being visually contained;
 - Perception of visual intrusion into countryside from Bosworth Road along the eastern boundary of the Site;
 - Supposition that the proposed massing and extent of built form would appear unrelated to the existing settlement pattern or the underlying topography;
 - The loss of existing visual, physical and perceptual links from the southern edge of Barlestone, including visual links to the Hut Spinney; and
 - Consideration that the overall scale and extent of the introduced proposed development would represent a disproportionate extension unrelated to its context, and opinion that it would be poorly integrated into the surrounding landscape.

Embedded Mitigation Strategy / Design Evolution

- 6.3 The design of the Proposed Development has evolved as part of an iterative process and has been informed by a series of baseline studies, including addressing landscape character and visual amenity matters, which included consideration of the opportunities and constraints of the development of the Site from a landscape and visual perspective. Specifically the design evolution has sought to respond proactively to the findings of the previously dismissed Appeal as part of a broader placemaking strategy that is underpinned by robust evidence that reflects the key design issues pertinent to the Site and its context.

6.4 Key mitigation measures that have been embedded within the design of the Proposed Development and are included within the Parameters Plan submitted as part of the outline planning application are:

- Restricting the predominant height of built form within the Site to 2 storeys, with the potential for occasional 2.5 storey elements where appropriate, to ensure that the introduced development remains consistent with the prevailing height and scale of existing built form within the surrounding context, and therefore relating to (and not departing from) the prevailing identity of Barlestone and thus positively addressing Spatial Objective 9 of the Core Strategy and Policy DM10 of the Site Allocations and Development Management Policies DPD;
- Substantially reducing the Site footprint and in doing so preventing the introduction of built form within the southernmost and easternmost parts of the existing arable field. This will limit the potential for visual intrusion from Bosworth Road to the east and south-east, which in turn will ensure that the built form does not appear as a projection into the countryside landscape by maintaining east-west physical and visual permeability across the lower valley slope (and thereby minimising the visual envelope). This will reduce the extent that the built envelope is perceived to bleed down the valley slope as the introduced built form at its lowest point will lie at a comparable elevation to the existing built form that lines Bosworth Road to the east (as illustrated in **Figure 2: Topography Plan** and **Figure 6: Settlement Context Plan**), and thus directly relating to both the existing nucleated settlement pattern and the underlying topography, reflecting the existing pattern of built form on south and south-east facing slopes down to the 120m contour line;
- Consolidating the proposed built form to the northern and central part of the Site will also reduce the perceived horizontal extent of the Proposed Development from the elevated views from the south and south-west, which in turn will mean that the overall footprint of Barlestone will not extend any further south than as existing (i.e. that along Bosworth Road) and thus maintain settlement separation as set out in Policy DM4 and reflect the existing characteristic of Barlestone being sited on the plateau and on sloping land at its fringes;
- Ensuring that existing visual links to the existing woodland of Hut Spinney are accounted for, alongside the introduction of new visual links to this feature in accordance with the Neighbourhood Plan Policy ENV12, as well as a physical and perceptual link with the wider countryside from the realigned edge of Barlestone through the retention of open land in the southern and eastern parts of the Site and its periphery;
- Providing new planting within the southern edge of the Site to tie into and bolster the existing vegetation, which will strengthen the existing green infrastructure links in line with Policy 20 and Policy DM20 and will serve to provide additional physical and visual containment to the introduced built form, which in turn will further reduce an already localised visual envelope and deliver enhanced integration into the landscape fabric over time.

Landscape Strategy

- 6.5 To demonstrate how the Proposed Development can be delivered and managed in practice **Figure 5: Illustrative Landscape Strategy** has been prepared, demonstrating one way in which the potential detailed design of the Proposed Development could evolve with the Statutory Biodiversity Metric and accompanying information conveying the habitat and green infrastructure provision that is achievable within the Parameters. The potential landscaping measures, alongside the scale, massing and articulation of built form that could come forward, will be detailed in full as part of any Reserved Matters Applications subsequent to the approval of the Proposed Development.
- 6.6 In broad terms, the strategic landscape aims of the Landscape Strategy are as follows:
- To respect and retain the existing landscape features within the Site to create an attractive setting for the new residential development.
 - To create a green settlement edge with a focus on habitat enhancement and creation.
 - To assimilate built elements into the surrounding landscape to minimise potential adverse effects on landscape character and visual amenity; and
 - To enhance and extend the existing landscape framework, resulting in improved connectivity and a biodiversity net gain.
- 6.7 The key objectives are as follows:
- Provide a functional and attractive public space within the core of the neighbourhood;
 - Integrate footpaths with existing and introduced landscape assets to provide health and wellbeing benefits for the local community;
 - Improvement to the integrity of the landscape and reinforcement of existing character through the introduction of new and interconnected biodiverse features; and
 - Increase the extent of tree cover within the Site and as a containment feature to replicate the aspirations and vision of the National Forest initiative.

7. LANDSCAPE AND VISUAL EFFECTS

Overview

- 7.1 In this section an assessment of the landscape and visual effects of the Proposed Development has been undertaken at 'Year 1', once the Proposed Development has been completed during winter conditions, and at 'Year 15' during summer conditions to take into account the ongoing establishment of the planting proposals in accordance with the Landscape Strategy.
- 7.2 The key landscape and visual effects are summarised in **Appendix B** and **C** and described in the relevant sections below.

Landscape Effects

- 7.3 The Proposed Development will result in a range of effects on landscape features and character, which over time will primarily shift from Moderate Adverse effects at Year 1 to Minor Adverse or Beneficial by Year 15 as the mitigation planting proposals establish, helping to further integrate the introduced built form into the landscape.
- 7.4 With respect to landscape features, the most apparent change relates to the total loss of Grade 3 agricultural land within the Site, resulting in a Moderate Adverse significance of effect on the cropland element. The open, monoculture typology will be replaced by built form and areas of publicly accessible open space. In contrast, the grassland habitat will be extended and improved, with field margins replaced with managed amenity areas and wildflower meadows, resulting in a Negligible Beneficial significance of effect. Vegetation within the Site will, by Year 15, experience a Moderate Beneficial significance of effect, as the existing vegetation will be retained and supplemented by new street trees, scrub and ornamental shrub, marginal planting, hedgerow and additional tree containment within the southern part of the Site.
- 7.5 With respect to landscape character, for NCA 71 and the Charnwood Fringe LCA, the significance of effects will be Neutral to Negligible Adverse respectively. The scale of the Proposed Development is very small relative to the expansiveness of these wider areas, such that the key characteristics will be unaltered. It is also of note that the Proposed Development incorporates new tree cover that specifically aligns with the published landscape strategies for both NCA 71 and the Charnwood Fringe LCA.
- 7.6 Concerning the Barlestone UCA, it is acknowledged that the loss of the agricultural field that contributes to the setting of the settlement will result in a Minor Adverse effect, as the Proposed Development will obscure some of the visual links between the settlement edge and the farmed landscape. However, the wider rural setting to the settlement will not be altered and perceptually

Barlestone will still be perceived as lying within the confines of the plateau and south-facing slopes, orientated out to rising farmland and woodland.

- 7.7 For the Site and its Immediate Vicinity a Moderate Adverse effect will arise at Year 1, principally on account of the alteration from an open countryside field to a residential neighbourhood. However, By Year 15 this will reduce to Minor Adverse as the new built form is softened by planting and integrated into the landscape fabric, and which in turn will provide a greater degree of containment such that the introduced built form will read as a logical extension that appropriately ties-in with the settlement morphology pattern. It is of note that as a result of the introduction of the Proposed Development, the settlement of Barlestone will extend no further south than its existing footprint (i.e. at no 91 Bosworth Road), nor will it overlie land at a lower elevation than at present (at approximately 120m AOD), while established planting will help to repair an existing void in the tree cover that results in an uncharacteristic harsh edge to the settlement area in the south.
- 7.8 The existing extent of settlement within Barlestone is depicted within **Figure 6: Settlement Context Plan**, which illustrates that on the sloping land with a southerly and south-easterly aspect to the south of Barlestone, the 120m contour line forms the general limit. As set out previously, the design of the Proposed Development has evolved to positively respond to surrounding context and address concerns levied in previous decisions. In comparison to earlier iterations of development proposed on the Site, the eradication of built form within the lower-reaches of the Site (both in its southern and eastern parts) delivers a significantly different prospect that avoids any perception of it as a projection into open countryside. The introduced built form will align with the existing settlement pattern in both geographic extent and elevation and be framed by established vegetation. The compact form will respect the settlement morphology pattern as **Figure 6: Settlement Context Plan** demonstrates (which includes the illustrative masterplan as an overlay to aid in understanding), and accordingly will comprise an exceptionally localised and unobtrusive extension nestled amongst the wooded landscape that will not erode the overall landscape setting to Barlestone and instead be well-integrated into the surrounding landscape. In short, a development that is truly responsive to its landscape context.
- 7.9 A detailed assessment of landscape effects is provided in **Appendix B**.

Visual Effects

- 7.10 Visual effects are more pronounced for those receptors in immediate proximity to the Site, with significance generally decreasing over time as the planting proposals establish, softening or screening the appearance of the introduced built form. A set of Photomontages is provided in **Appendix D** to illustrate the appearance and effectiveness of the planting proposals within the southern part of the Site and the way in which over time substantial containment to the settlement edge of Barlestone is created and thus helping to further integrate and assimilate the introduced built

form into the landscape. The Photomontages demonstrate that the evolution in the design of the development proposals, including restricting development to the 120m contour and thus not siting any built form within the eastern part of the Site, is very successful at reducing the visual envelope and prominence of the Proposed Development to the extent that it largely blends in with the existing composition of available views.

- 7.11 Of those receptors likely to have visibility of the Proposed Development, for the residents of Cunners Close and users of the adjacent area of open space, these people will naturally experience the greater degree of change, and accordingly a Major Adverse significance of effect will arise at Year 1, with views of the open arable field being replaced by built form in the foreground. However, maturation of the planting proposals will reduce the prominence and influence of this built form over time, such that by Year 15 the significance of effect will reduce to Moderate Adverse. Meanwhile, the residents of Spinney Farm are likely to experience a Minor Adverse effect at Year 1, which will reduce to Negligible Adverse by Year 15 as the introduced planting establishes and filters views of the revised settlement edge.
- 7.12 For those travelling along Bosworth Road, the extent of visibility is very much dictated by the direction of travel. For the most part there is actually very little intervisibility between the road and the Site, with the principal means of appreciation relating to a glimpsed section travelling northbound along this route. When travelling in this direction towards the settlement of Barlestone, the introduced built form will be visible peripheral to the viewer and foreshorten the view towards existing built development, although it will still be perceived as relating to the existing settlement pattern as it will be contained and framed by the established mature vegetation to the south-west and north-east. A Minor Adverse significance of effect will be experienced at Year 1. By Year 15 however, the planting proposals will have become established and will provide further screening and containment to the introduced built form. Visibility will be of the roofscape descending the slope and appearing nestled amongst tree canopies, which is characteristic of the appreciation of Barlestone from much of the settlement edge at present.
- 7.13 For people using the A447, for a 400m stretch they will be able to see the Proposed Development, whereby the introduced built form will be visible in the opposing sloping landform, albeit partially screened and filtered by intervening vegetation and consolidated to a narrow part of the view that already features clear visibility of built form and therefore at Year 1 a Minor Adverse significance of effect will occur. At Year 15, the planting proposals will have established and will help to provide further softening and filtering of the built development and form part of the wider pattern of built form nestled amongst tree canopies both within the plateau and sloping land. Accordingly a Negligible Adverse significance of effect will occur at Year 15.
- 7.14 From within Bosworth Road Recreation Ground, the introduced built form will lie beyond the tree belt that defines the west of this amenity space and will be seen in conjunction with the existing properties

on Cunnery Close albeit benefiting from a greater degree of screening than the existing built form and it will not overtly draw the eye. Southward views will remain unaltered including uninterrupted visibility towards Hut Spinney. As a result a Minor Adverse significance of effect will occur at both Year 1 and Year 15.

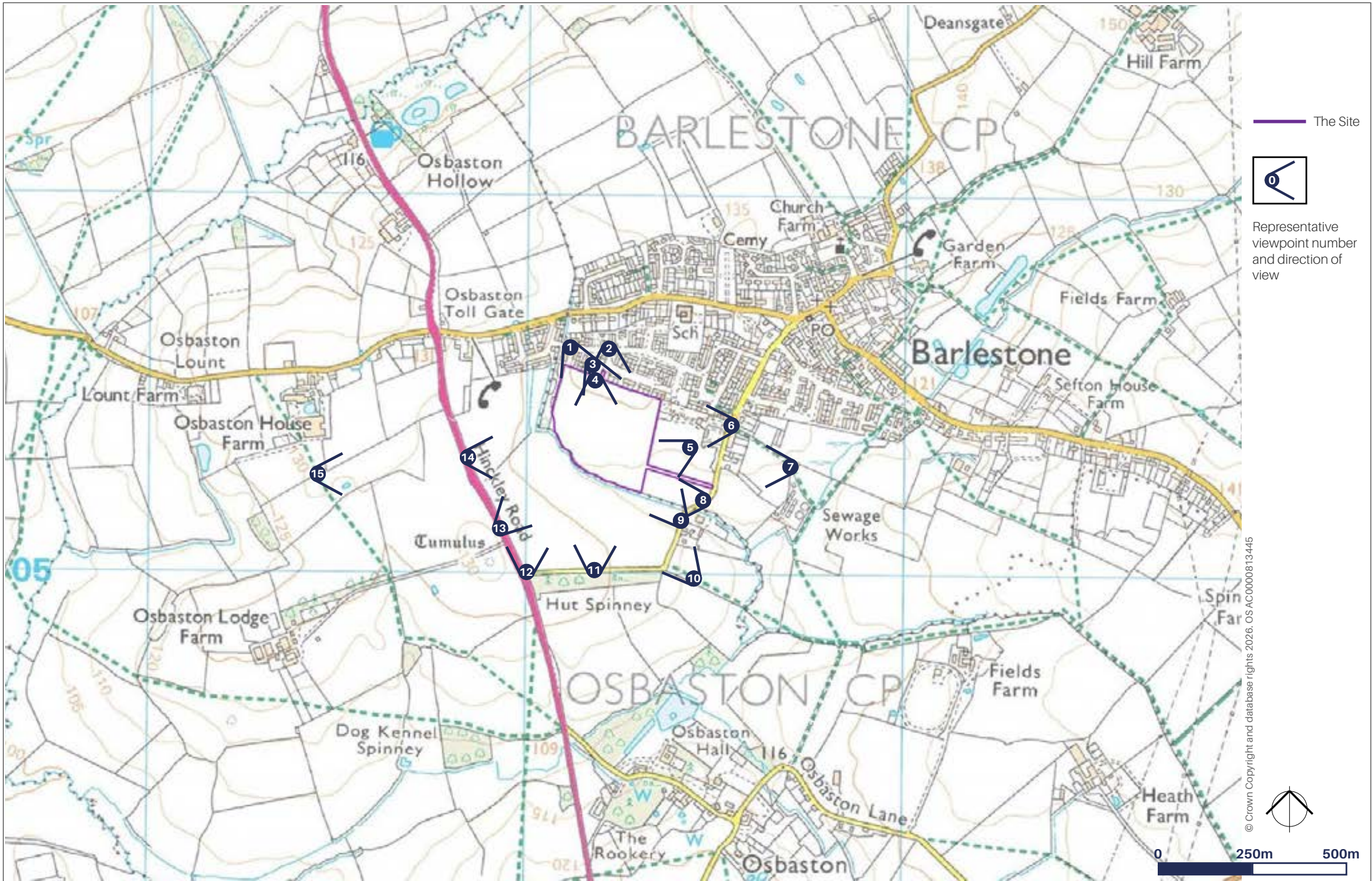
- 7.15 A detailed assessment of visual effects is provided in **Appendix C**, which includes other receptors that are likely to experience a Negligible Adverse of Neutral significance of effect at Year 1 and through to Year 15.

8. SUMMARY AND CONCLUSION

Overview

- 8.1 This Landscape and Visual Impact Assessment (LVIA) in relation to the outline planning application for the proposed residential development on the Land off Cunnery Close, Barlestone, was conducted by Icen Projects Ltd on behalf of Gladman Developments Ltd.
- 8.2 The assessment identifies that the most notable landscape change involves the transition of the Site from an open arable field to a residential extension of Barlestone. While this results in a Moderate Adverse effect on cropland due to the loss of agricultural land, this change is highly localised and common within the wider landscape mosaic, with landscape experiencing change over time as evidenced in many former mining communities across the country.
- 8.3 A key strength of the proposal is the retention and enhancement of existing green infrastructure. The development preserves established boundary treebelts and introduces a substantial new sylvan presence in the southern part of the Site. By Year 15, the maturation of these planting proposals results in Moderate Beneficial effects for vegetation and helps integrate the new built form into the settlement morphology.
- 8.4 Visually, while residents of Cunnery Close and users of the adjacent open space will experience a Major Adverse change at Year 1, the design utilises the sloping topography to step down the roofscape, preserving key viewing corridors toward Hut Spinney. Over time, as onsite screening establishes, these visual effects reduce to a Moderate Adverse level, while effects on the wider road network and distant receptors remain Minor to Negligible Adverse.
- 8.5 On balance, the Proposed Development represents a well-considered extension to Barlestone that balances the need for residential growth with the protection of landscape character, while demonstrating a clear alignment with both national and local planning objectives. This includes the incorporation of new street trees and the enhancement to biodiversity and liveability of the place through the creation of wildflower meadows and mixed scrub habitats.
- 8.6 Although not located within the National Forest, the design purposefully follows its strategic aspirations by seeking to increase tree cover and providing new green infrastructure links. This approach is also advocated in the published character guidance. As demonstrated through field survey, it is commonplace for the built form of Barlestone to appear well-nestled amongst vegetation, and the Proposed Development will seek to reinforce this characteristic. On approach from the south along the A447, the stark edge of Cunnery Close contrasts to much of the wider settlement pattern and development of the Site offers the potential to greatly improve and rectify this.

-
- 8.7 In comparison to earlier iterations of development proposed on the Site, the quantum of development has been reduced, which has allowed for the eradication of built form within the lower-reaches of the Site (both in its southern and eastern parts). It therefore delivers a significantly different prospect that avoids any perception of it as a projection into open countryside, with the significant reduction in the footprint of proposed built form meaning that the Proposed Development is consistent with the existing pattern of the south and south-east facing slopes down to the 120m contour line featuring built development.
- 8.8 In conclusion, while any greenfield development necessitates a change in land use, the Proposed Development responds positively to the opportunity and mitigates these changes through high-quality landscaping and sympathetic design. The resulting landscape will be one of enhanced ecological value and visual containment, ensuring the proposed built form sits comfortably within the rural fringe of Barlestone without compromising the separation between neighbouring settlements or indeed the rural setting of Barlestone.



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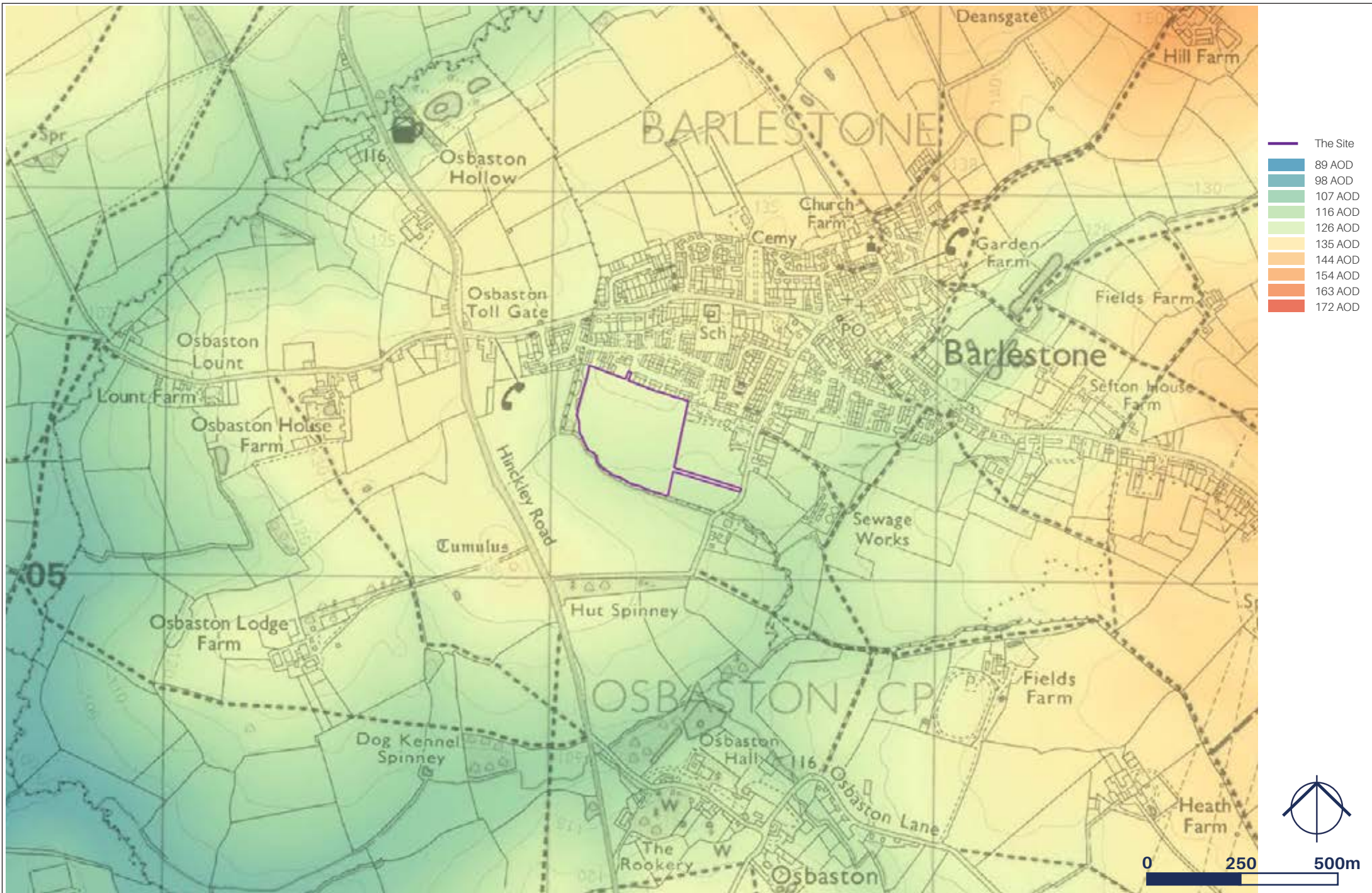
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PROJECT **Land off Cunners Close, Barlestone**
DRAWING **Figure 1: Study Area Plan**
CLIENT **Gladman Developments Limited**

SCALE @ A4	1:20,000	DRAWING NO.	I001913_DL01
DRAWN BY	GH	REV	-
CHECKED BY	GM	DATE	March 2026

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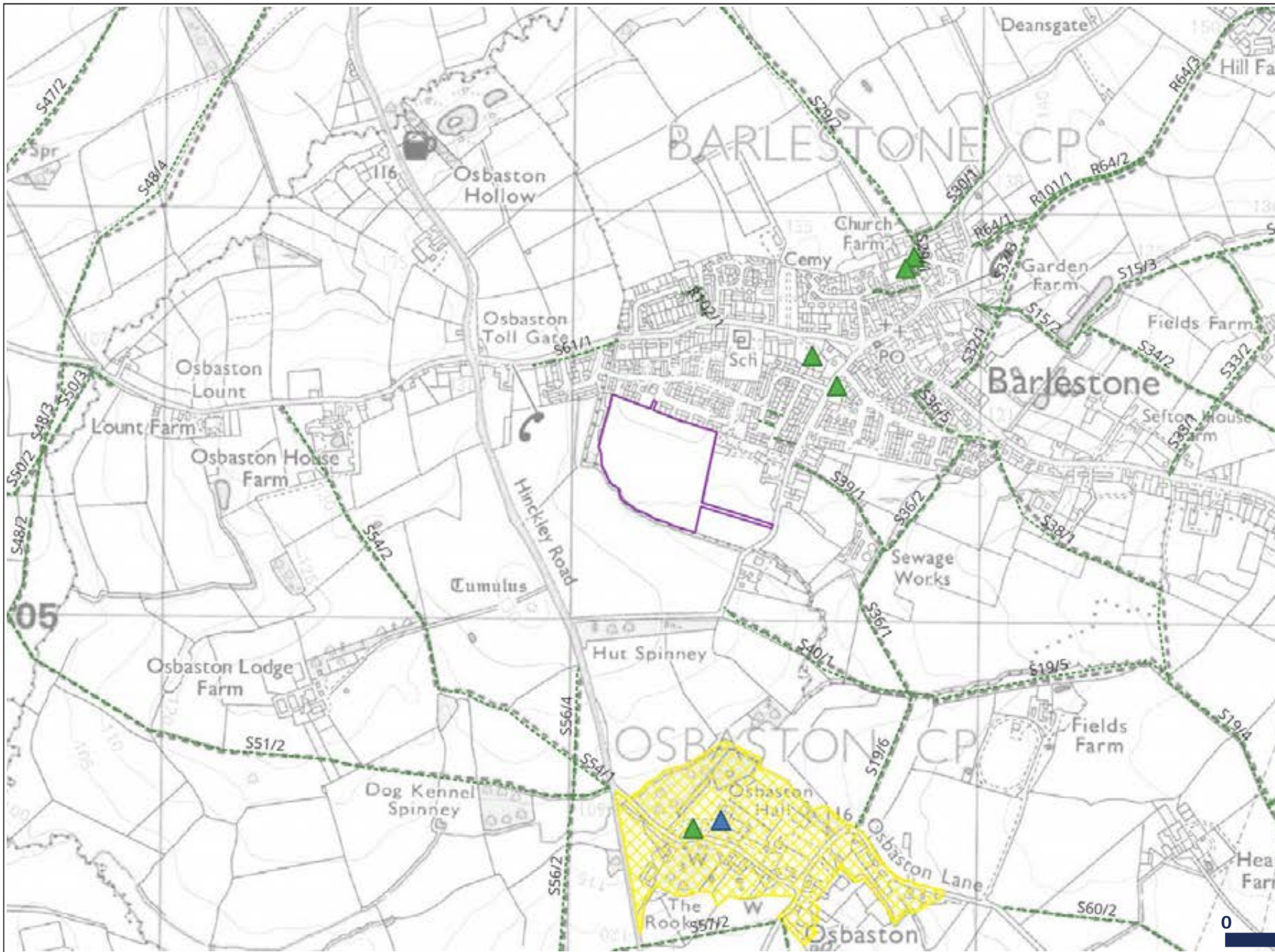
ICENI PROJECTS LIMITED
Da Vinci House 44 Saffron Hill
London, EC1N 8FH



PROJECT **Land off Cunners Close, Barlestone**
DRAWING **Figure 2: Topography Plan**
CLIENT **Gladman Developments Limited**

SCALE @ A4	1:20,000	DRAWING NO.	I001913-DL05
DRAWN BY	GH	REV	-
CHECKED BY	GM	DATE	February 2026

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- The Site
- Public Footpath
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Conservation Area

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0 250 500m



The Site

ICENI PROJECTS LIMITED
Da Vinci House 44 Saffron Hill
London, ECN1 8FH



PROJECT **Land off Cunners Close, Barlestone**
DRAWING **Figure 4: Aerial Photograph Plan**
CLIENT **Gladman Developments Limited**

SCALE @ A4	1:5,000	DRAWING NO.	I001913_DL02
DRAWN BY	GH	REV	-
CHECKED BY	GM	DATE	February 2026

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KEY

- The Site
- Existing Vegetation to be Retained
- PROPOSED
 - Amenity Grassland
 - Meadow Grassland
 - Ornamental Planting
 - Marginal Planting
 - Mixed Scrubland
 - SuDS Basin
 - Native Hedgerow
 - Trees
 - Pedestrian Footpaths
 - Secondary streets



Ornamental planting provides an attractive backdrop to the open spaces, with year-round structure and changing textures and colours through the seasons.



A play area offers a variety of play experiences close to home. It will be set within a wider area of amenity grass with ample 'run about' space encouraging active movement. Natural elements such as timber and stone will encourage imaginative and exploratory play in a sustainable manner.



The drainage basin will be sown with suitable wildflower seed, and planted with marginal vegetation to create attractive landscape features.



This soft edge to development focuses on existing hedgerow enhancement, habitat creation and the provision of connectivity and landscape structure for people and pollinators.



New mixed scrubland gives structure to the open spaces, providing habitats as well as creating variety and interest.

REV	DATE	NOTE	CHECKED
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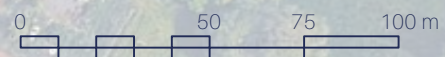
CLIENT
Gladman Developments Ltd

PROJECT
Land off Cunnery Close, Barlestone

TITLE
Figure 5: Landscape Strategy Plan

DRAWN BY EdJ	CHECKED BY GM	STATUS -
SCALE @ A3 1:2000	DATE 12/03/2026	
PROJECT NO. I001913	DRAWING NO. L06 - 1	REV. A

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Key:

The Site

Contours (m AOD)

Settlement Edge Contour (m AOD)

Indicative Development Layout



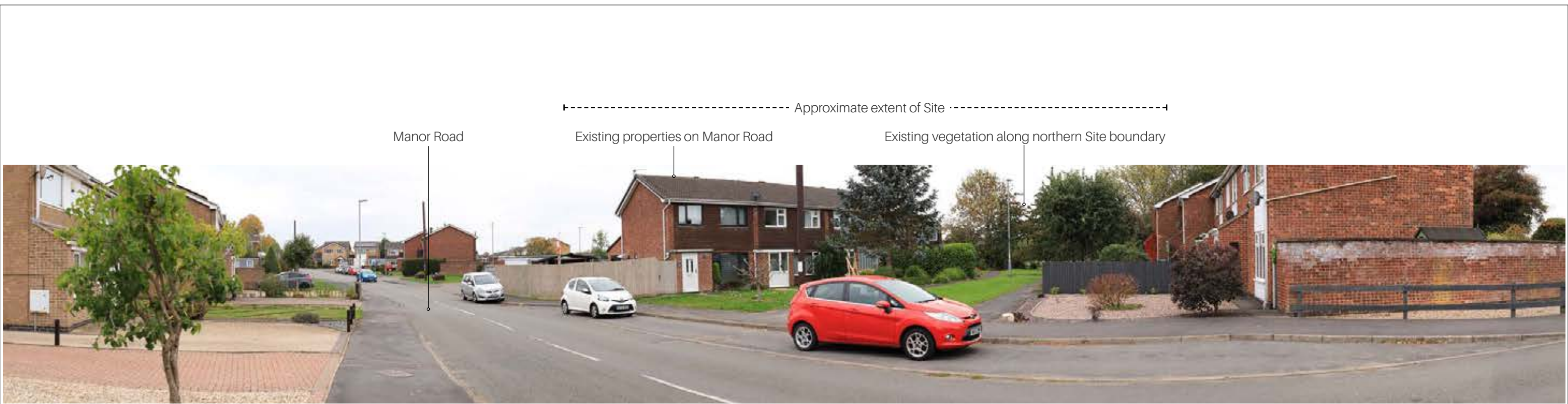
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CLIENT	Gladman Developments Ltd		
PROJECT	Land off Cunnery Close, Barlestone		
TITLE	Figure 6: Settlement Context Plan		

DRAWN BY	EJ		CHECKED BY	GM	
SCALE	1:5,000		DATE	11/03/2026	
PROJECT NO.	I001913		DRAWING NO.	DL07	REV.
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Panorama for context only



Photograph no. 1 View south-east from Manor Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
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Panorama for context only



Photograph no. 2 View south from Manor Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	I001913/L03
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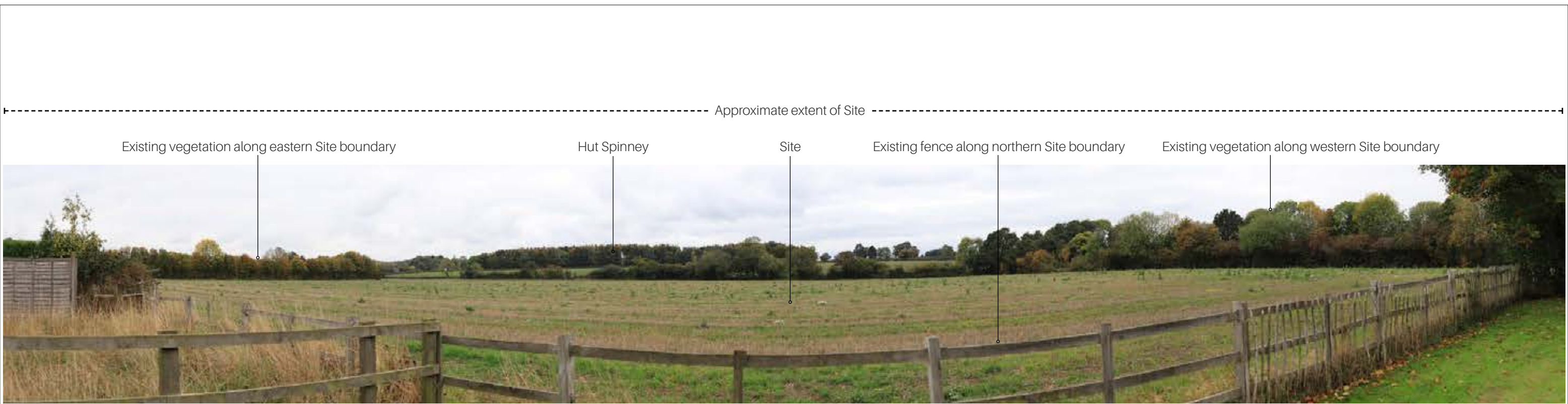
Panorama for context only



Photograph no. 3 View south-east from the open space near Cunnery Close

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
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Panorama for context only



Photograph no. 4 View south from the open space near Cunnery Close 48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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Panorama for context only



Photograph no. 5

View south-west from Bosworth Road Recreation Ground

48% @ A3, 96% @ A1

HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH		PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
		DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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Panorama for context only



Photograph no. 6 View west from the entrance to Barlestone Community Centre off Bosworth Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
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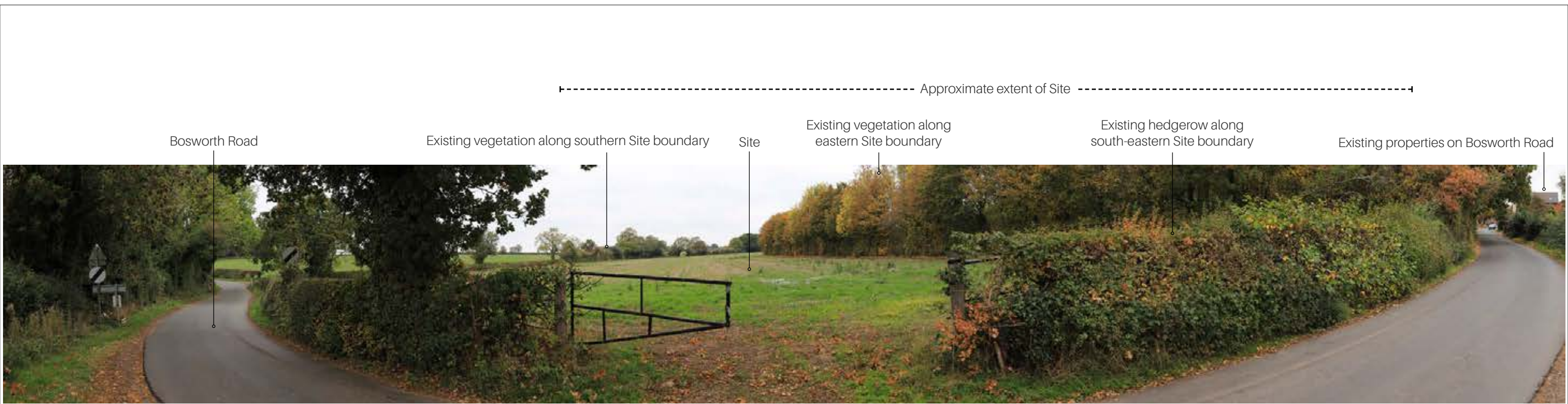
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Photograph no. 7 View west from PRoW S39/1

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	I001913/L03
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Panorama for context only



Photograph no. 8 View west from Bosworth Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
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Panorama for context only



Photograph no. 9 View north-west from Bosworth Road near Spinney Farm 48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	I001913/L03
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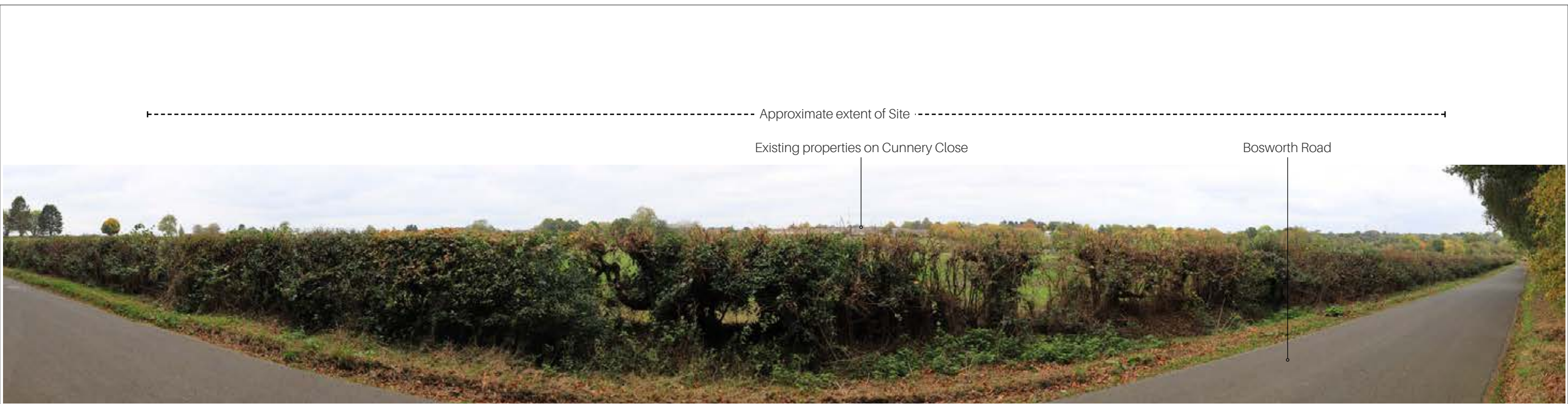
Panorama for context only



Photograph no. 10 View north-west from PRow S40/1

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
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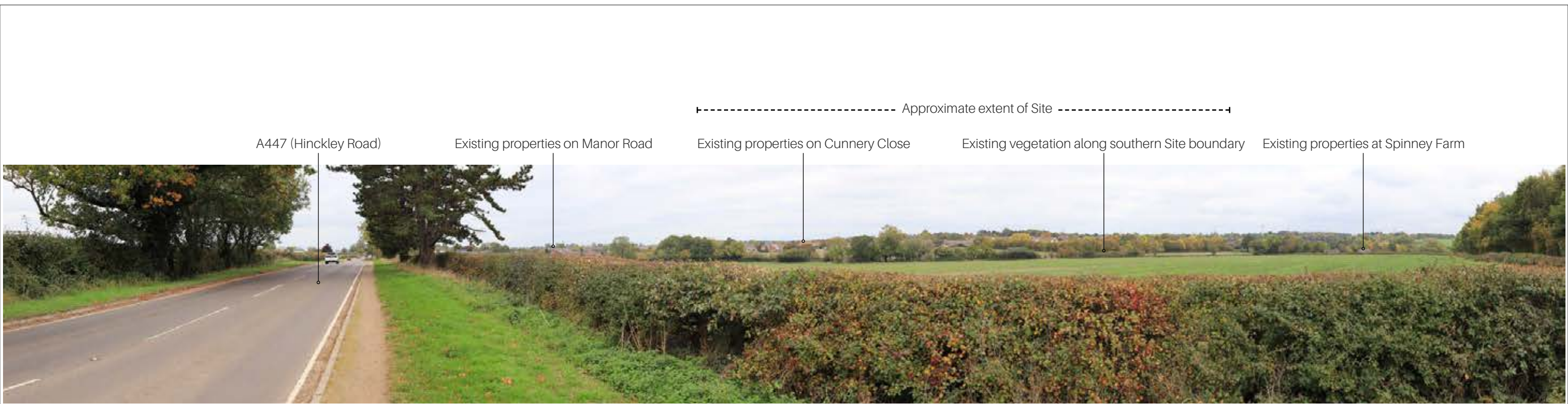
Panorama for context only



Photograph no. 11 View north from Bosworth Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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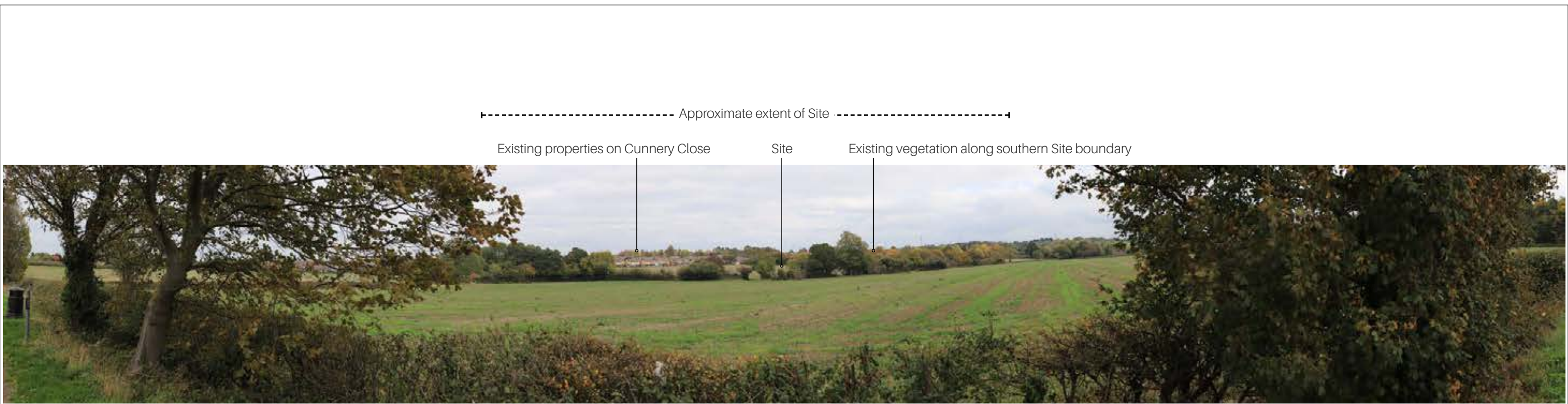
Panorama for context only



Photograph no. 12 View north from the A447 (Hinckley Road)

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land off Cunners Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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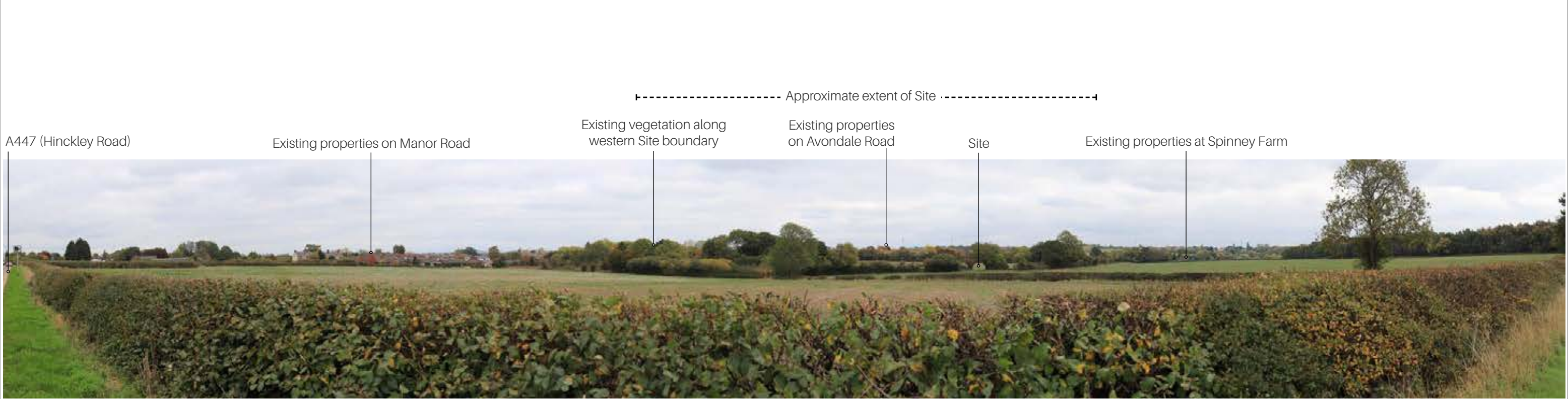
Panorama for context only



Photograph no. 13 View north-east from the A447 (Hinckley Road)

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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Panorama for context only



Photograph no. 14 View east from the A447 (Hinckley Road)

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
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Panorama for context only



Photograph no. 15 View east from PRow S54/2 48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land off Cunnery Close, Barlestone	TYPE	1	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Representative Photographs 1-15	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L03
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Appendix A – LVIA Methodology

A.1 Introduction

Overview

- A.1.1 The Landscape Institute and the Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3), 2013, notes in Chapter 1 that Landscape and Visual Impact Assessment (LVIA) relates to:
- "...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"*
- A.1.2 The methodology employed in carrying out the LVIA for the Proposed Development has been drawn from the guidance set out in the GLVIA 3. The guidelines are not intended as a prescriptive set of rules, and the approach has been adapted to the specific project.
- A.1.3 LVIAs are undertaken by professionals who are also typically involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience and supported by clear evidence and reasoned argument.
- A.1.4 The purpose of LVIAs is to identify the potential for and assess the likely effects of change resulting from development. Landscape and visual assessments are separate, although linked, procedures. A distinction is made between:
- Landscape - landscape character and the elements and features that contribute to it (landscape receptors); and
 - Visual - people who experience views within the landscape (visual receptors).
- A.1.5 There are typically three key stages to LVIA, as follows:
- Baseline Studies;
 - Design and Mitigation; and
 - Assessment of Landscape and Visual Effects.

A.2 Baseline Studies

- A.2.1 The purpose of baseline studies is to record the existing landscape features, characteristics, the way the landscape is experienced and potential visual receptors. The following are typically undertaken as part of the baseline studies:

- Identification of the extents of the study area. The extent of this is based on professional judgement and may vary depending on the type of development proposed and its specific location;
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character publications; and
- Site/context landscape and visual appraisal visit.

A.3 Design and Mitigation

- A.3.1 LVIA's are undertaken by professionals who are also often involved in the design of the landscape, site design, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.
- A.3.2 Mitigation measures are embedded within the design of the Proposed Development (or the development parameters for an outline application) arising from desk-based study and LVIA field work. These measures, such as the building layout, massing, height, and arrangement of open spaces and new structural planting, are termed 'Primary Mitigation'. Effective Primary Mitigation strategies avoid or reduce adverse effects by ensuring the key principles of the design of the development, as noted above, are sympathetic with the existing baseline.
- A.3.3 Additional recommended measures to reduce adverse effects are termed 'Secondary Mitigation'. These may be illustrated in material accompanying the proposal, including a Design and Access Statement.
- A.3.4 The contribution made by areas of planting introduced as part of the Proposed Development is also considered in terms of the effects at year 1 and the residual effects (allowing for growth of planting over time), and the height of this planting for assessment purposes is assumed to be as follows (based on an average growth rate of 1m in 3 years – the specific rate of growth varies according to species, soil, light, microclimate conditions and management):
- Planting at Year 1: typically 0.7-4.5 metres; and
 - Planting at Year 15: typically 5.5-9.5 metres.
- A.3.5 Whilst distinct from mitigation of adverse effects, enhancement may be achieved through the Proposed Development (e.g. the creation of a new landscape or public amenity/access; enhancement in character or view; or improved management of existing landscape features secured through the Proposed Development). The beneficial changes resulting from these measures are incorporated into assessment of landscape and visual effects.

A.4 Assessment of Landscape Effects

A.4.1 GLVIA 3 Paragraph 5.1 states:

“An assessment of landscape effects deals with the effects of change and development on landscape as a resource.”

A.4.2 Landscape effects occur as a result of changes to the physical fabric of the landscape that may give rise to alterations to its overriding character and how this character is experienced.

A.4.3 The significance of landscape effects is derived from a combination of assessments of the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development.

Sensitivity of Landscape Receptors

A.4.4 The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility of the landscape receptor to the type of development proposed, using professional judgement.

A.4.5 The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the landscape receptor;
- Association: the extent that natural, cultural or historical associations contribute to the landscape receptor;
- Distinctiveness: the extent that the landscape has a strong sense of identity; and
- Function: the extent that the landscape performs a clearly identifiable spatial role.

A.4.6 Landscapes, including their character and features, may be designated for their landscape and visual qualities at a range of levels (national, county and local level). As a matter of principle, all landscapes

are considered within the assessment as enshrined within the European Landscape Convention (ELC) 2004.

A.4.7 The overall value for each landscape receptor is categorised as set out in Table 1.

Table 1: Landscape Value

Level	Typical Criteria
Very High	Nationally designated landscapes, such as National Landscapes, National Parks or World Heritage Sites. Generally, landscapes in very good condition, with intact and distinctive features. May have elevated levels of tranquillity or appear wild. May contain very rare features and may be of particular historic or ecological interest and value. May have significant recreational value.
High	Often locally designated landscapes, and usually with high landscape quality and in a good condition. May have higher than average recreational value, or ecological or historical interest. May be considered particularly scenic or allow for particularly scenic public views from within the landscape. May have well-known cultural associations. May be identified as a particularly good example of a characteristic landscape or contain particularly good examples of characteristic landscape elements.
Medium	Ordinary landscapes. May have localised scenic qualities, with limited recreational value. May have undesignated heritage or ecological value at a local level.
Low	An undesignated landscape. May have limited public accessibility or views. May have many features which detract from the scenic quality or tranquillity. May have little ecological or cultural interest.
Very Low	A degraded landscape with no published evidence or indicator(s) of landscape value.

A.4.8 The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Landscape character/features of low susceptibility would have a high capacity to accommodate change, and landscape character/features of high susceptibility would have a low capacity to accommodate change.

A.4.9 The following criteria are taken into consideration in the assessment of the susceptibility of landscape character, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;
- Pattern/Complexity;

- Composition;
- Landcover;
- Relationship of a given landscape area to existing settlements or developments; and
- Potential for appropriate mitigation within the context of existing character and guidelines.

A.4.10 With regard to landscape features, susceptibility relates to the potential for loss/retention of the relevant features in relation to the type of development proposed; and the ease with which such elements may be replaced, where appropriate. Landscape susceptibility is categorised as set out in Table 2.

Table 2: Landscape Susceptibility

Level	Typical Criteria
Very High	A landscape that is typically of higher value, and with a high susceptibility to change. May include nationally designated landscapes, or landscapes of very high quality or value.
High	A landscape with a limited ability to accommodate change, of higher to medium landscape value. Often landscapes of higher quality, and may be locally designated.
Medium	Landscapes with a good capacity to accommodate change, where change would not lead to major loss or damage to landscape elements or character. Often landscapes of medium value.
Low	A landscape with a very good ability to accommodate change, where change would not lead to major loss of key or important elements. Often lower value landscapes.
Very Low	A landscape with substantial scope to accommodate change, where change would have no bearing on key or important elements.

A.4.11 Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as Very High, High, Medium, Low or Very Low. Typically, a high value and high susceptibility receptor would result in a receptor of high sensitivity; and a low value and low susceptibility receptor would result in a receptor of low sensitivity.

Landscape Magnitude of Effect

A.4.12 The landscape magnitude of effect is informed by judgements about the precise nature of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility.

A.4.13 Factors contributing to the scale of landscape change include:

- The extent/proportion of the physical landscape elements that will be altered with reference to their immediate and local/ wider contribution to the landscape;
- The degree to which aesthetic and/or perceptual aspects will be altered; and
- The geographical area that will be directly and indirectly altered.
- Factors contributing to the duration the change is experienced in the landscape (including consideration of management plans as appropriate) include:
 - Whether the change is wholly reversible or permanent; and
 - Whether the change is temporary (and if so, for what period of time).

A.4.14 The landscape magnitude of effect is categorised as Very Large, Large, Medium, Small, Very Small or None, as set out in Table 3.

Table 3: Landscape Magnitude of Effect

Level	Typical Criteria
Very Large	Total loss or major alteration to key receptors, characteristics or features of the baseline.
Large	Substantial loss or alteration to key receptors, characteristics or features of the baseline.
Medium	Partial loss or damage to key receptors, characteristics or features, or partial improvement, restoration or addition to these features.
Small	Minor loss or alteration, or minor improvement to key receptors, characteristics or features.
Very Small	Very limited loss or alteration, or limited improvement to key receptors, characteristics or features.
None	No identifiable change.

A.5 Assessment of Visual Effects

A.5.1 GLVIA 3 Paragraph 6.1 states:

"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."

A.5.2 The significance of visual effects is derived from a combination of assessments of the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development.

Viewpoint Selection

- A.5.3 In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made. This could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).
- A.5.4 Views may be categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement. They typically fall into three broad categories:
- Representative: selected to represent the experience of different types of receptor;
 - Specific: chosen because they are key and sometimes promoted viewpoints within the landscape; and
 - Illustrative: demonstrating a particular effect or specific issues.
- A.5.5 The type of view is typically described as transient (i.e. experienced when moving) or fixed (i.e. from a static location). It is also described in terms of the degree of screening or openness (e.g. open or uninterrupted; filtered (including where partially screened) by vegetation or other structures; or curtailed by intervening land form, built form or vegetation) and the angle of view (e.g. frontal or oblique).

Sensitivity of Visual Receptors

- A.5.6 The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor, the latter being primarily based on consideration of the extent to which a visual receptor is focused on appreciation of the landscape.
- A.5.7 The value of a visual receptor is established during the baseline stage and is categorised as set out in Table 4.

Table 4: Value of Views

Level	Typical Criteria
Very High	Recognised or iconic views within nationally/internationally designated landscapes, such as National Parks, National Landscapes and/or national/international landmarks with views recognised in planning policy and/or management plans, or from viewpoints specified in guide books or OS maps.
High	Views or viewing places of local importance such as designated historic landscapes, or views across a landscape that includes some high quality elements or features of interest, such as landmarks, which may be identified in the Local Plan, Neighbourhood Plan or Conservation Area Appraisals.

Level	Typical Criteria
Medium	Views of ordinary landscapes with common landscape elements.
Low	Views of moderate to poor quality landscapes with some detracting features.
Very Low	View of degraded landscapes with notable detracting elements and no evidence of cultural associations.

A.5.8 The susceptibility of each visual receptor is a measure of their vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. The following criteria are taken into consideration in the assessment of visual susceptibility:

- The extent to which the viewers' attention is focussed on the landscape;
- The extent to which the view contributes to the viewers' amenity experience; and
- The nature of the activity the viewer is involved in (or otherwise).

A.5.9 Professional judgement is used to determine these factors, based on criteria set out in Table 5.

Table 5: Visual Susceptibility

Level	Typical Criteria
Very High	Visitors to designated landscapes with statutory status, particularly at specific viewpoints or viewing places, where views of the landscape are fundamental to the experience, including people engaged in specific activities for enjoyment of dark skies.
High	People whose attention or interest is focused on their view, such as residents, or it forms an important part of the reason for visiting, for example designated viewpoints, promoted routes and PRoW within designated landscapes.
Medium	People whose attention is less focussed on their view or are passing through the area where views are relevant to the experience of the journey but are not specific to the reasons for visiting, for example users of local roads and PRoW outside of designated landscapes.
Low	People passing through the area at higher speeds where their attention is not focussed on their surroundings or where the view is not relevant to the activity, for example users of main roads, railways or people at work.
Very Low	People working indoors

- A.5.10 The sensitivity of a visual receptor results from the combination of value and susceptibility and is rated as Very High, High, Medium, Low or Very Low. Typically, a high value and high susceptibility receptor would result in a receptor of high sensitivity; and a low value and low susceptibility receptor would result in a receptor of low sensitivity.

Visual Magnitude of Effect

- A.5.11 In the evaluation of the effects the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to the scale of change in the view with respect to the loss or addition of features in the view and changes in its composition. Factors contributing to this include:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewer from the Proposed Development; and
 - The extent of the area over which the changes would be visible.
- A.5.12 Factors contributing to the duration the change is experienced visually are also considered in the evaluation of the effects on the visual amenity of the identified receptors, with reference to:
- Whether or not the view is experienced in fixed or transient views and, in the latter, whether it is intermittent/glimpsed or continuous; and
 - The duration of the change, whether temporary or permanent, and how reversible it is.
- A.5.13 The criteria for the magnitude of visual effects is set out in Table 6.

Table 6: Visual Magnitude of Effect

Level	Typical Criteria
Very Large	Extensive change to the visual amenity and composition of the view that will be long term and irreversible.
Large	Pronounced change to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view. The change may be long-term or may be irreversible.
Medium	Noticeable change in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view. The change may be medium-term or may be irreversible
Small	Limited change in the view, which will not materially alter the composition of the view. The change may be short-term or reversible.
Very Small	Barely perceptible change in the view. The change may be short-term or reversible.
None	No change discernible in the view.

A.6 Significance of Effects

- A.6.1 In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effect are considered for the Proposed Development at Year 1 of the operational phase (once the Proposed Development has been completed) and at Year 15.
- A.6.2 The significance of effects are rated on a scale of Neutral to Major. The assessment of significance of effects is subject to professional judgement but in broad terms, where a receptor of Very High sensitivity experiences a Very Large magnitude of effect as a result of the Proposed Development, the significance of effect is likely to be Major. Conversely, where a receptor of Very Low sensitivity experiences a Very Small magnitude of effect as a result of the Proposed Development, the significance of effect is likely to be Negligible.
- A.6.3 Where it is considered that there is potential for both beneficial and adverse changes, these aspects are noted and are defined as beneficial, adverse, or neutral. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change, with the balance of these considerations used to inform conclusions on significance of effect.

Table 7: Significance of Effect Matrix

		Sensitivity				
Magnitude		Very High	High	Medium	Low	Very Low
	Very Large	Major	Major	Major or Moderate	Moderate	Moderate or Minor
	Large	Major	Major or Moderate	Moderate	Moderate or Minor	Minor
	Medium	Major or Moderate	Moderate	Moderate or Minor	Minor	Minor or Negligible
	Small	Moderate	Moderate or Minor	Minor	Minor or Negligible	Negligible
	Very Small	Moderate or Minor	Minor	Minor or Negligible	Negligible	Negligible

Note: where the assessment concludes that there will be no effect on a receptor (e.g. not visible in the view), this will be reported as a Neutral effect.



Appendix B – Landscape Assessment Table

Baseline		Assessment				
Landscape Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
Landscape Features						
Cropland	Low – The majority of the Site comprises Grade 3 agricultural land, which is commonplace in the surrounding landscape context. Evidently as arable land it forms a provision function, in addition to contributing to the pattern the landscape is of medium value. The arable land, give its open and monoculture typology, does contribute to the sense of place by forming a contrast with the built-up area. It is a readily replaceable landscape element as is evidenced through crop rotation and traditional farming practices. However, the nature of the development proposals may potentially alter the overall integrity of the receptor through its fragmentation and accordingly is of medium susceptibility.	Very Large	Moderate Adverse	Very Large	Moderate Adverse	Once the proposed Development is introduced into the landscape the cropland habitat will no longer be present within the Site. The open nature of the landscape will be replaced by predominantly built form in the northern and central parts of the Site – tying into the existing settlement of Barlestone – while the southern part of the Site will be more open and feature a SuDS Basin and a belt of tree planting that has an understorey of scrubland and grassland. Inevitably the total loss of this element within the Site will result in a Very Large magnitude, although in the wider landscape the arable field is an exceptionally small and localised component of a much greater landscape mosaic.
Grassland	Low – The Site features grassland at its field margins comprising a mix of species types. The grassland itself exhibits no standout scenic or perceptual qualities beyond its intrinsic absence of built form and is therefore of low value. Although grassland is a readily replaceable landscape element that can swiftly re-establish, the nature of the development proposals may potentially alter the overall integrity of the receptor and be subject to a greater incidence of foot traffic leading to a medium susceptibility.	Small	Negligible Beneficial	Small	Negligible Beneficial	Upon completion the quality and quantum of grassland habitat within the Site will be enhanced, whereby grassland will coincide with the areas of open space that is distributed along the eastern, western and southern boundaries of the Site, as well as an enclave within the central part of the Site associated with the area of play space. While predominantly amenity grassland, pockets of wildflower meadow grassland will be present, which will add diversity and visual interest to the Site.
Vegetation	High – The Site is enclosed by dense treebelts to the east and west, and a tree-lined ditch and hedgerow to the south. While the condition of individual specimens varies, collectively the vegetation creates a sense of containment and enclosure and are of high value. The trees provide a clear and established structure and if removed there would be a substantial length of time for new vegetation to establish and therefore it is of high susceptibility.	Small	Minor Beneficial	Small	Moderate Beneficial	The Proposed Development will retain the existing boundary vegetation while also incorporating several areas of new planting. This will include the provision of new street trees in accordance with the NPPF, areas of mixed scrub within the peripheral parts of the Site, ornamental planting within the central area of open space, and a swath of new tree planting within the southern part of the Site to provide a greater degree of containment to the introduced built form and, while not within the National Forest, follows the aspirations of increased woodland cover to reflect the exiting character of the landscape. A new hedgerow will also be created in the south-eastern corner of the Site to reinforce the field structure and provide a green infrastructure link between the ditch and the woodland belt that contains Bosworth Road Recreation Ground. Over the planting proposals will have established and further contribute to the containment and integration of the introduced built form, while enhancing their ecological and visual amenity function in the landscape.

Baseline		Assessment				
Landscape Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
Landscape Character						
NCA Profile 71: Leicestershire and South Derbyshire Coalfield	Medium – The NCA comprises a plateau landscape with unrestricted views of shallow valleys and gentle ridges that become less pronounced in the south due to a layer of glacial till, with woodland cover a commonplace characteristic. The NCA features designated areas at a local scale (albeit not in proximity to the Site) and several former mining settlements, with the constituent elements of the landscape varying in condition. Accordingly it is of medium value. The NCA is of medium susceptibility, given that built development is a key characteristic of the landscape, including extensive areas of 20 th century housing. There is some scope to accommodate the type of development proposed without undue consequences on the maintenance of its existing state, and with good potential to apply published guidelines for development in the area.	Very Small	Neutral	Very Small	Neutral	Upon completion of the Proposed Development there will be a new residential development associated within the settlement of Barlestone. However, the scale of the Proposed Development in relation to the NCA means that it will have no bearing on the key characteristics of the landscape. It is also of note that the Proposed Development incorporates new tree cover within the southern part of the Site, which is advocated in the landscape opportunities for this NCA as providing a buffer to protect watercourses from diffuse pollution, while the introduction of a new length of hedgerow is similarly signposted as a positive intervention.
Charnwood Fringe Settled Forest Hills LCA	Medium – The landscape is noted for its contrast between visually open areas and substantially enclosed areas on account of woodland cover. Good public access is noted for the area and that it is a predominantly rural landscape, although there are industrial and urban influences in the area and a dispersed pattern of former mining villages on ridgetops. The landscape is considered to be of medium value. Given the presence of areas of development coupled with the enclosure provided by woodland and boundary vegetation there is some scope to accommodate the type of development proposed without altering the key characteristics of the landscape and accordingly it is of medium susceptibility.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	At Year 1 the Proposed Development will be present within the landscape and will be associated with, and perceived as an extension of, the settlement of Barlestone. However, while increasing the footprint of the settlement, there will be no appreciable change to the separation distance between Barlestone and Newbold Verdon to the south-east and Market Bosworth to the south-west, with built form being introduced into a parcel of sloping land that is already associated with the general confines of the settlement. In this regard, the dispersed settlement pattern of the landscape will be retained. Boundary vegetation will similarly be retained and protected as part of the design of the Proposed Development. The published characterisation guidance notes that new development should support the vision of the National Forest Strategy through the provision of new connecting hedgerows and tree planting, which the Proposed Development achieves, particularly in the southern part of the Site. While all these aspects are positive, it must be acknowledged that there will be a loss of farmland and the inherent openness that this delivers and sense of contrast with the built-up area. The Proposed Development will be of a comparable scale and density to the existing settlement in the area and, in the wider sense, will form a very small component of the wider LCA within which it sits. While at Year 15 planting proposals will have established and serve to further deliver the positive aspects of the scheme, again these will not be appreciated over a wide area and accordingly the significance of effect will remain the same as at Year 1.
Barlestone UCA 14	Medium – The settlement features several assets of value, particularly related to the historic core and the landmark features therein. Open spaces providing links to the surrounding landscape are also celebrated while he farmed setting makes a contribute to the character of the area and on balance it is of medium value. In light of the extensive 20 th century development that exists and the ability to incorporate the published design	Small	Minor Adverse	Small	Minor Adverse	Indirect effects will arise for this UCA, as the Site lies to the south of but adjoins this UCA. Of the stated key characteristics, those of most relevance relate to the settlement being on high ground and the large areas of post-war development, and the rural setting of agricultural fields surrounding the settlement that are assessed from the centre via a selection of footpaths. The introduction of the Proposed Development will result in the loss of one of the agricultural fields to the south of Barlestone that does contribute to the setting of Barlestone – however because it slopes away from the settlement it has less of a visual and perceptual relationship with the settlement in comparison to the wider agricultural landscape that faces and surrounds it. Notably the Site is also not served by a recognised PRoW and it does adjoin one of the large areas of power-war development, but also an area of public open space that does provide the opportunity to appreciate the wider agricultural landscape as set out above including the distinctive Hut Spinney

Baseline		Assessment				
Landscape Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
	strategies in the setting of this area it is of low susceptibility to the type of development proposed.					woodland. The introduction of the Proposed Development will obscure the visual link between the open space and the farmed setting and accordingly is considered to represent an adverse change in the landscape setting to a discrete part of this UCA.
Character of the Site and its Immediate Vicinity	Medium – The Character of the Site and its Immediate Surroundings is of medium landscape quality. Public access to the Site is not officially recorded, and the Site is not inherently scenic beyond being an everyday ordinary countryside landscape. The Site’s character is influenced by the adjoining features of development at Cunnery Close and to a lesser degree at Spinney Farm. The broader settlement of Barlestone features in the setting to the Site, as does the electricity infrastructure when appreciated from the A447 that form detracting features in the landscape. There are no known cultural associations with the Site and its Immediate Vicinity that would elevate its value and it is therefore of medium value. Given that the Site is gently sloping and adjoining by built form to the north, and there is good ability to accommodate built form without the need for revegetation removal, the character of the Site and its Immediate Vicinity is considered to have a medium landscape susceptibility to the type of development proposed.	Medium	Moderate Adverse	Medium	Minor Adverse	The introduction of the Proposed Development within the Site will inevitably result in an obvious change to the fabric of the landscape, with a sloping arable field replaced with a new residential neighbourhood associated with the existing settlement of Barlestone. The new built form will be of a similar scale and density to the existing post-war development that it adjoins, and will in effect slightly push further the frontier of the settlement edge in this locality, aligning with the existing edge of development on Bosworth Road further to the east and broadly with the limits of the amenity space of Bosworth Road Recreation Ground, which while not urban or built-up in nature, is inherently not rural or a countryside use either. The materiality and detailing of the introduced built form is anticipated to be sympathetic to and reflective of the existing local built vernacular. As part of the Proposed Development new street trees will be incorporated that will help to soften the appearance of the built form, while areas of mixed scrub within the peripheral parts of the Site, ornamental planting within the central area of open space, and a swath of new tree planting within the southern part of the Site will provide a greater degree of containment to the introduced built from and, while not within the National Forest, follow the aspirations of increased woodland cover to reflect the exiting character of the landscape. A new hedgerow will also be created in the south-eastern corner of the Site to reinforce the field structure and provide a green infrastructure link between the ditch and the woodland belt that contains Bosworth Road Recreation Ground. As a result, the introduced built form will appear well integrated into the landscape fabric and over time will benefit from a greater degree of containment that relates to the existing settlement morphology pattern. The outward experience will alter, whereby the currently open appreciation of the rural setting will be more channelled in places. However, an appreciation of the rural/countryside backdrop including Hut Spinney and the facing rising landform will remain. For those passing to the south-east only Bosworth Road there will be the sense that the settlement extends from the plateau towards the valley floor – a reflection of the existing experience that is currently obtained when passing along this route at the signage / gateway to the settlement. From the south-west, the Proposed Development will represent a minor incursion down the valley slope where it is apparent that this has already occurred through filtered visibility of the existing roofscape of built form nestled amongst tree cover. Over time through the maturation of planting proposals a similar experience will occur and in any event will be physically and perceptually consolidated to this spur of the plateau/landform and improve the settlement edge by providing a more sylvan presence in the landscape as advocated in published guidance. It is also of note that for much of the surrounding area, there will be no appreciation of the Proposed Development at all, being well contained by existing built form and vegetation, particularly to the north (beyond Cunnery Close) and west, and to the east beyond Bosworth Recreation Ground.

Notes:

Sensitivity: Based on professional judgement, value and susceptibility. Defined as Very High, High, Medium or Low.

Magnitude: Based on professional judgement, scale, extent, duration and reversibility. Defined as Large, Medium, Small, Very Small or None.

Significance: Based on professional judgement, sensitivity and magnitude. Defined as Major, Moderate, Minor, Negligible or Neutral. The nature of the significance is expressed as Adverse or Beneficial.



Appendix C – Visual Assessment Table

Baseline		Assessment				
Visual Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
Residents						
Residents of Cunnery Close	High – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is high as receptors at this location include people at their place of residence.	Large	Major Adverse	Medium	Moderate Adverse	Visibility of the arable farmland of the Site will be replaced with the Proposed Development, including areas of new built form, highway infrastructure and open space and landscaping measures. The principal means of appreciation will be from second storey windows due to the enclosure provided by fencing and vegetation within the rear curtilage of gardens, although there will be incidences where ground floor views of the introduced built form will be obtained at proximity to the viewers. The precise nature in which views will be altered will be contingent on the final layout and arrangement of built form, however it is anticipated that while some views will be partially truncated by the inclusion of built form, open viewing corridors out towards Hut Spinney and the A447 will be retained in part. The aspect of the Site means that the influence of built form in the foreground and middle ground of the view will be of less influence with increasing distance for receptors at this location, with the roofscape stepping down to reflect the underlying landform. Over time, planting proposals will have established and will help to soften the appearance of the introduced built form, while in proximity to the viewer there will be the ability to perceive high quality materiality and detailing in the facades of the new buildings.
Residents of Bosworth Road	High – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is high as receptors at this location include people at their place of residence.	None	Neutral	None	Neutral	The Proposed Development will not be visible from residents of Bosworth Road (with the exception of those at Spinney Farm), due to the presence of successive bands of intervening vegetation and built form. Accordingly, the magnitude of effect will be None, resulting in a Neutral significance of effect.
Residents of Spinney Farm	High – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is high as receptors at this location include people at their place of residence.	Small	Minor Adverse	Very Small	Negligible Adverse	Filtered visibility of the Proposed Development will be obtained from the residents of Spinney Farm (which includes two properties), where vegetation in the front garden/curtilage of these properties serves to provide partial screening of the wider landscape to the west. At Year 1, where the introduced built form is visible, it will be seen in the distance and appear to partially descend the slope and in effect foreshorten the view towards the existing development edge of Barlestone. By Year 15 the planting proposals will have established and will provide a greater degree of enclosure and containment to the introduced built form and as a result further filter and soften the appearance from this location, representing an improvement from the current harsh edge that Barlestone displays (albeit of limited horizontal extent). However, this while softened edge will appear in slightly closer proximity to residents which is considered to represent an adverse alteration.
Motorists and cyclists						
Users of Manor Road	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as	Very Small	Negligible Adverse	Very Small	Negligible Adverse	For the most part there will be no intervisibility between the users of Manor Road and the Proposed Development, with visibility restricted to an approximately 150m stretch that is oblique to the viewer. The interface between Manor Road and Cunnery Close will provide the opportunity for the most apparent change, whereby the widened streetscene will allow for an appreciation of the introduced built form beyond the area of open space. The new built form will be of a comparable scale and height to the existing built form that frames

Baseline		Assessment				
Visual Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
	receptors include people passing through the area using local roads.					the view, and therefore partially interrupting visibility towards Hut Spinney and the A447 in the same manner that the existing built form does. However, as set out above the majority of the visual amenity experience will remain unaltered when passing along this route.
Users of Bosworth Road	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as receptors include people passing through the area using local roads.	Small	Minor Adverse	Very Small	Negligible Adverse	For those travelling in a southerly direction along Bosworth Road, the Proposed Development will be visible to the viewers for a short duration. However, the introduced built form will be seen at an oblique angle and separated from the road by a tract of open farmland, and as such will not overtly draw the eye. At Year 1 planting proposals along the eastern edge of the introduced built form will yet to be established and as such will make a limited softening or screening contribution. Conversely, for those travelling northbound on this stretch of the road towards the settlement of Barlestone, the introduced built form will be visible peripheral to the viewer and foreshorten the view towards existing built development, although it will still be perceived as relating to the existing settlement pattern as it will be contained and framed by the established mature vegetation to the south-west and north-east. In the eastbound-westbound section of the road, roadside vegetation heavily truncates northward views. There will however be some intervisibility with the introduced built form within the Site and in effect foreshortening the view towards existing built development. Tree cover associated with the ditch that defines the southern boundary of the Site will partially screen and soften the appearance of the introduced built form, with planting proposals at Year 1 yet to be established and thus making a minimal contribution to this function. By Year 15 the planting proposals will have become established and will provide further screening and containment to the introduced built form. For those travelling southbound the introduced built form will be heavily filtered and barely discerned, and similarly for those travelling northbound the principal means of appreciation will be the roofscape descending the slope and appearing nestled amongst tree canopies, which is characteristic of the appreciation of Barlestone from much of the settlement edge. For those travelling east-west, the maturation of planting proposals within the Site will provide an additional layer of vegetation that will soften the appearance of the built form, to the extent that while discernible, it will not draw the eye.
Users of the A447	Low – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is low as receptors include people passing through the area using a major road at high speed where their attention is not focussed on their surroundings.	Medium	Minor Adverse	Small	Negligible Adverse	There will be the ability to perceive the Proposed Development for an approximately 400m stretch of this route – a route that spans approximately 22km in total. The principal means of appreciation will be for those people travelling northbound, where after passing Hut Spinney on the right the view opens up and the existing settlement edge of Barlestone is perceived on the plateau and sloping fringes in the distance, and which appears generally well-encloded in woodland cover. This tree cover descends the slopes along field boundaries, which alongside vegetation within the valley bottom provides some additional screening of the built development. The introduced built form will be visible in the opposing sloping landform, albeit partially screened and filtered by this aforementioned vegetation and consolidated to a narrow part of the view that already features clear visibility of built form. Over time, the planting proposals will have established and will help to provide further softening and filtering of the built development and form part of the wider pattern of built form nestled amongst tree canopies both within the plateau and sloping land. Further north, the woodland block to the west of the Site will screen any visibility of the Proposed Development.
Recreationists						

Baseline		Assessment				
Visual Receptor		Operational Phase – Year 1		Operational Phase – Year 15		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	
Users of PRoW S39/1	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as receptors include people using a PRoW outside of a designated landscape.	None	Neutral	None	Neutral	The Proposed Development will not be visible from people travelling along this route at Year 1 or Year 15 due to the presence of successive bands of intervening vegetation and built form. Accordingly, the magnitude of effect will be None, resulting in a Neutral significance of effect.
Users of PRoW S40/1	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as receptors include people using a PRoW outside of a designated landscape.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	A glimpse of the Proposed Development for a very short duration will occur when passing along this PRoW through a gap in the hedgerow that encloses the field. It is through this gap however where views of the existing built form on Cunnergy Close is visible, and the introduced built form would represent a very subtle foreshortening of the view towards built form that occupies an exceptionally discrete horizontal proportion of the view. Over time, planting proposals will have established and provide additional screening and softening and as a result will provide a greater degree of filtering of visibility of built form than at present, albeit the built form will be very slightly closer to the viewer.
Users of PRoW S54/2	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as receptors include people using a PRoW outside of a designated landscape.	None	Neutral	None	Neutral	The Proposed Development will not be visible from people travelling along this route at Year 1 or Year 15 due to the presence of intervening vegetation coupled with the plateau setting to this route and the aspect of the underlying landform of the Site away from these receptors. Accordingly, the magnitude of effect will be None, resulting in a Neutral significance of effect.
Users of Bosworth Road Recreation Ground	Medium – Views are of medium value as the composition encompasses ordinary landscapes with common landscape elements. Susceptibility is medium as receptors include people whose attention is less focussed on their view as they are engaged in recreational activities.	Medium	Minor Adverse	Medium	Minor Adverse	Views within Bosworth Road Recreation Ground are characterised by the open expansive of amenity grassland that is contained by mature treebelts to the south and west that limits a connection with the wider landscape. That said there is some intervisibility with Hut Spinney in the distance and a subtle appreciation of the rising landform of the opposing valley slope. The introduced built form will lie beyond the tree belt that defines the west of this amenity space and will be seen in conjunction with the existing properties on Cunnergy Close albeit benefiting from a greater degree of screening than the existing built form. It will not overtly draw the eye. Southward views will remain unaltered including uninterrupted visibility towards Hut Spinney.
Users of the open space near Cunnergy Close	High – Views are of high value as the location is highlighted as being of local importance and a good vantage point to appreciate Hut Spinney, a distinctive woodland feature in the setting to Barlestone. Susceptibility is medium as receptors include people whose attention is less focussed on their view as they are engaged in recreational activities.	Large	Major Adverse	Medium	Moderate Adverse	Visibility of the arable farmland of the Site will be replaced with the Proposed Development, including areas of new built form, highway infrastructure and open space and landscaping measures. The precise nature in which views will be altered will be contingent on the final layout and arrangement of built form, however it is anticipated that while some views will be partially truncated by the inclusion of built form, open viewing corridors out towards Hut Spinney and the A447 will be retained in part. The aspect of the Site means that the influence of built form in the foreground and middle ground of the view will be of less influence with increasing distance for receptors at this location, with the roofscape stepping down to reflect the underlying landform. Over time, planting proposals will have established and will help to soften the appearance of the introduced built form, while in proximity to the viewer there will be the ability to perceive high quality materiality and detailing in the facades of the new buildings.

Notes:

Sensitivity: Based on professional judgement, value and susceptibility. Defined as Very High, High, Medium or Low.

Magnitude: Based on professional judgement, scale, extent, duration and reversibility. Defined as Large, Medium, Small, Very Small or None.

Significance: Based on professional judgement, sensitivity and magnitude. Defined as Major, Moderate, Minor, Negligible or Neutral. The nature of the significance is expressed as Adverse or Beneficial.



Appendix D – Photomontages



Existing View



Year 1 View



Year 15 View

Photograph no. 8 View west from Bosworth Road

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.	
	DRAWING TITLE	Photomontages	PROJECTION	CYLINDRICAL	CHECKED BY	GM		I001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV	
			LENS	EF 50mm f/1.8	TIME	11:42	-	



Photograph no. 8 View west from Bosworth Road - Year 1 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM	I001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	11:42	-



Photograph no. 8 View west from Bosworth Road - Year 15 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM	I001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	11:42	-



Existing View



Year 1 View



Year 15 View

Photograph no. 12 View north from the A447 (Hinckley Road)

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	12:10	-



Photograph no. 12 View north from the A447 (Hinckley Road) - Year 1 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM	1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	11:42	-



Photograph no. 12 View north from the A447 (Hinckley Road) - Year 15 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM	1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	11:42	-



Existing View



Year 1 View



Year 15 View

Photograph no. **13** View north-east from the A447 (Hinckley Road)

48% @ A3, 96% @ A1 | HfoV: 90 degrees

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.
	DRAWING TITLE	Photomontages	PROJECTION	CYLINDRICAL	CHECKED BY	GM	1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV
			LENS	EF 50mm f/1.8	TIME	12:14	-



Photograph no. 13 View north-east from the A447 (Hinckley Road) - Year 1 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.	
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM		1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV	
			LENS	EF 50mm f/1.8	TIME	11:42	-	



Photograph no. 13 View north-east from the A447 (Hinckley Road) - Year 15 View

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land off Cunnery Close, Barlestone	TYPE	3	DRAWN BY	NS	DRAWING NO.	
	DRAWING TITLE	Photomontages	PROJECTION	SINGLE FRAME	CHECKED BY	GM		1001913/L08
	CLIENT	Gladman Developments Ltd	CAMERA	CANON EOS 6D	DATE	10-10-2025	REV	
			LENS	EF 50mm f/1.8	TIME	11:42	-	