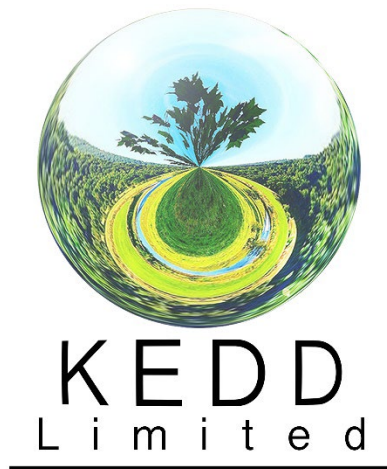




*LANDSCAPE & VISUAL IMPACT ASSESSMENT (LVIA)*

In respect of the erection of a pipe manufacturing facility,  
with associated storage and biodiversity enhancements

Land at FP McCann Ltd.  
Bascote Lane, Cadeby,  
Nuneaton CV13 0BB

March 2025

FINAL

Produced by Kedd Limited

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## 1.0 INTRODUCTION

- 1.1 This document is a Landscape and Visual Impact Assessment (LVIA), in respect of proposals for the erection of a pipe manufacturing facility, associated storage, and biodiversity enhancements adjoining the existing FP McCann Cadeby Depot, Brascote Lane, Cadeby, Nuneaton CV13 0BB.
- 1.2 The report has been prepared by Kedd Limited, a specialist Environmental Design, Landscape Architecture and Planning Consultancy, based in Much Wenlock, Shropshire.
- 1.3 The assessment report has been produced in liaison with the Applicant, FP McCann, and their planning co-ordinators, Heaton Planning Limited (Heatons).
- 1.4 The purpose of this Landscape and Visual Impact Assessment (LVIA) is to assess the potential landscape and visual impacts associated with the Proposed Development, in order to determine the likely effects to the landscape and visual character of the area, with recommendations where necessary for mitigation measures to be incorporated into the scheme.
- 1.5 The application Site, illustrated on Drawing Number KD.FPPW.1.D.001 (Location Plan), is located to the north east of Cadeby village, approximately two miles to the east of Market Bosworth, approximately six miles to the north of Hinkley and approximately eight miles to the south of Coalville. The Site comprises three agricultural field parcels which are currently under pastoral land management. The field parcels occupy land lying between the A447 / eastern boundary of Cadeby village, and the existing FP McCann facility which forms the immediate Site boundary to the north and west. The recently permitted roof tile manufacturing facility is located immediately north / north-east of the application Site, which formerly accommodated the quarry offices and processing area of Cadeby quarry.
- 1.6 The assessment has been carried out by a Chartered Landscape Architect with direct industry expertise within the industrial, minerals and waste sectors, nationally.

### *Technical Difficulties*

- 1.7 There have been no overriding issues, difficulties or limitations which compromise the overall integrity of the assessment undertaken.

## 2.0 METHODOLOGY

- 2.1 This Landscape and Visual Impact Assessment (LVIA) has been carried out in accordance with the Landscape Institute and the Institute of Environmental Management and Assessment Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Photography and Photomontage in Landscape and Visual Assessment and Natural England, An Approach to Landscape Character Assessment.

*“LVIA is a tool used to identify and assess the significance of and 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”* GLVIA.

- 2.2 Data, collation and assessment has been carried out utilising both desktop and Site survey works to identify the baseline landscape character and visual nature and condition of the Site and its local area. Initial desk top survey analysis helped to identify the potential areas the proposed development may influence / change in respect of character and viability. A 1:25,000 Ordnance Survey map was used to identify potential areas of visibility from roads, properties, public rights of way and open access land. Utilising Site and Site context topographical 3D data the Zone of Theoretical Visual Influence (ZTVI) of the existing Site and the potential proposed development was undertaken. See Drawing Numbers KD.FPPF.1.D.007 and KD.FPPF.1.D.008. These were then used to inform and help define a study area within which the proposed development could influence / change both Landscape Character and Visual Amenity. It is worth noting that the ZTVIs are a worst-case scenario in assessing the geographical land area from where the existing / proposed Site development could be observed / influence Landscape Character as this method of analysis does not account for existing built form or vegetation structure which would affect / could screen views towards the Site from landscape and visual receptors.
- 2.3 The desktop appraisal helped form the basis for Site survey works which were carried out in Winter 2025.
- 2.4 In summary and in highlighting the main assessment process the GLVIA states that when undertaking an LVIA, this should consider:
- i) Landscape effects i.e. the effects on the landscape as a resource; and
  - ii) Visual effects i.e. the effects on views and visual amenity.

- 2.5 It also states that; “LVIA must deal with both and should be clear about the difference between them”. GLVIA3 para 2.2.2 para 21.
- 2.6 The Guidelines explain that both landscape and visual effects are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.
- 2.7 *Sensitivity* – is the term applied to specific receptors, combining judgements of the susceptibility of the receptor to the type of change or development proposed and the value related to that receptor.
- 2.8 *Susceptibility* – is the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
- 2.9 *Landscape Value* – being the relative value that is attached to different landscape by society. It is recognised that a landscape may be valued by different people or groups for a variety of reasons; or view e.g. the recognition of the value attached to particular views in relation to heritage assets or through planning designations.
- 2.10 *Magnitude (of effect)* – the term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- 2.11 *Assessed Overall Level of Significance of Effect* – this term relates to the final judgement about whether each effect identified is significant or not. It is a measure of the importance or gravity of the environmental effect, defined by the significance criteria specified within Appendix B.
- 2.12 A description of the full Methodology and Assessment Process used is detailed within Appendix B of this report.
- 2.13 The assessment process and its findings are detailed within sections 4, 5, 6, and 7 of this report.

### 3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is for an extension to the existing FP McCann operations at Cadeby with the erection and operation of a plastic pipe manufacturing facility.
- 3.2 Drawing No. KD.FPPF.1.D.003 (Proposed Site Layout Plan) illustrates the proposals within the context of the wider FP McCann operations. Drawing No. FD.FPPF.D.004 provides elevations of the proposed factory building. The Proposed Site Layout Plan illustrates the proposed located of built form (plastic pipe manufacturing facility) within the eastern field parcel, the utilisation of the central field parcels for external storage, and the dedication of the south western field parcel for biodiversity enhancement.

#### *Plastic Pipe Manufacturing Facility*

- 3.3 As highlighted above, the eastern field is proposed to accommodate the plastic pipe manufacturing facility. This facility will consist of one building, with a footprint of 5,469m<sup>2</sup>, and four silos (circa 24m<sup>2</sup> per silo) located adjacent to the buildings north-western elevation.
- 3.4 The proposed building would have an eaves height of 7.8m and a ridge height of 12.2m. The silos are proposed to reach a height of 16m.
- 3.5 The plastic pipe manufacturing process will take place within the building. The building would be finished using the same materials and colour palette as the existing industrial buildings across the Applicant's wider interests at Cadeby. The walls and roof of the building will be clad in plastic coated/steel box profile sheets in a goosewing grey, the same as the roof tile facility, with precast concrete wall panels being installed at ground level to a height of 2.5m.
- 3.6 Finished products from the factory are to be transported out of the building using a single output conveyor which will transport materials. Materials storage will take place within the wider eastern field and central field.

#### *External Storage*

- 3.7 Approximately 3.81Ha of the site would be dedicated to external storage of finished products.
- 3.8 Within this area, forklifts will be operated to transport goods around the site. The external storage area will appear visually consistent with that of the adjoining existing FP McCann precast concrete operations, albeit with a different stored final product.

### ***Access and Traffic Movements***

- 3.9 As stated, it is proposed that HGVs access the site using existing internal routes through the Applicant's precast facility. A new internal road will be created in the form of a dedicated one-way surfaced road which shall be routed through the site as shown on the Proposed Site Layout Plan. This will enable HGVs to unload at the pipe manufacturing facility and be loaded with products for export without the requirement for a large turning circle or two-way internal routing system.
- 3.10 Access to the site across the broader highway network will continue to be provided by Brascote Lane, which is the sole vehicular access to the Applicant's Cadeby operations. The junction of Brascote Lane and the A447 is to be enhanced through the implementation of measures committed to following the grant of permission for the roof tile factory, including the improvements briefly summarised below, which are discussed in more detail in the accompanying Transport Assessment:
- A new right-turn lane on the A447;
  - Widening of Brascote Lane;
  - Increasing the turning radius at Rock Cottage on Brascote Lane; and
  - Adding a centreline to Brascote Lane as well as a formal give-way point along a section of the carriageway which had reduced width close to the site's entrance.
- 3.11 It is anticipated that the proposed development will generate 0.83 two-way HGV trips in peak hours, based on a 24-hour operational scenario. In a 'worst-case' scenario involving HGV movements within a 16-hour daily window, 1.25 two-way HGV trips would be generated.
- 3.12 The total number of two-way HGV trips across a working day is likely to be twenty. For context, Cadeby Quarry generated approximately 60 two-way movements per day.
- 3.13 Given the co-locational benefits of the Applicant's adjoining facilities, it is hoped that hybrid loads can be utilised to reduce the number of HGV movements as well as reducing transport costs.

### ***Parking***

- 3.14 With regards to parking, the grant of permission HBBC ref. 23/00926/FUL included the reconfiguration of the existing parking facilities within the site, including the installation of EV charging points.

- 3.15 The recent planning permission for the roof tile facility committed the Applicant to the delivery of cycle parking spaces at the site. This application proposes to provide 12 cycle parking spaces in the form of six Sheffield stands contained within an undercover and secure cycle store to encourage low-carbon and sustainable travel.
- 3.16 The existing parking facilities within the site can accommodate the staff that would be employed at the pipe manufacturing facility without further increases in the number of parking spaces within the site.

### ***Biodiversity Enhancement***

- 3.17 It is proposed to dedicate the western field to providing ecological improvements, with the total area for enhancement measuring to 1.83Ha. At present, the western field features grassland with a V-shaped valley landform sloping down to a ditch created as part of the Cadeby Quarry restoration scheme. Existing habitats and vegetation within this field will be strengthened, as well as the addition of other ecological aspects to provide biodiversity benefits alongside the benefits derived from the proposed built development and proposed manufacturing operations.
- 3.18 The proposed biodiversity enhancements are illustrated on the Proposed Site Layout Plan.
- 3.19 The field will be diversified to include new native scrub, new hedgerow on the site boundary with Highfield House, and new hedgerow along the field boundary with the central field to create a 'double hedgerow'. It is also proposed to 'gap up' existing hedgerow.
- 3.20 The drainage ditch within the valley landform will be retained and realigned to create a more meandering channel with marshland conditions created within the valley to promote the use of the field by a diverse range of protected species.
- 3.21 Additionally, swales and ponds will be implemented within the eastern field, to the south of the factory, alongside additional vegetation to support the development of wetland habitats. Within this field, the bordering vegetation and hedgerows will also be retained.

### ***Landscaping***

- 3.22 Across the site, the structure of the three fields will be retained as the proposed layout respects the field pattern of the western, central, and eastern fields. Supplementary hedgerow planting

will be undertaken within the biodiversity enhancement area to support the existing field pattern alongside the creation of new hedgerows planted with native species.

- 3.23 Whilst the majority of the site is proposed to accommodate external storage, on hardstanding, hedgerows and hedgerow trees located along the periphery of the site and along internal field boundaries will be retained, with one exception. A small part of hedgerow between the central and eastern fields is required to be removed to facilitate internal movement between the two fields.
- 3.24 The drainage ditch and swale feature is proposed to be utilised as part of the site's surface water management. Appropriate planting will be implemented within the ditch and swale.

### *Operating Hours*

- 3.25 As an extension to the Applicant's existing site, it is not intended that the pipe factory have different operating hours from the rest of the permitted operations at the adjoining precast and roof tile facilities. Therefore, it is proposed to operate the site 24 hours a day Monday to Saturday. This is reflective of the flexible working arrangements at the Applicant's existing operations at Cadeby.
- 3.26 Like the precast and roof tile facilities, it is intended to operate with flexibility, but with usual operational times of 2am to 7pm (Monday-Friday with machinery starting at 4am) and 2am to 12.30pm on Saturdays, again with machinery starting at 4am.

#### 4.0 LANDSCAPE ORIENTATED DESIGNATIONS & PLANNING POLICIES

##### *Landscape Designated Orientations*

- 4.1 The Site is not located within a Nationally Designated Landscape; it is not within a National Park or National Landscapes (formerly Areas of Outstanding Natural Beauty). There are no Listed Buildings, Scheduled Ancient Monuments, or Sites of Special Scientific Interest within the Site, although there are listed buildings within the surrounding landscape context (Grade II).
- 4.2 Drawing No KD.FPPF.1.D.005 (Appendix A) illustrates the landscape orientated and nature conservation designations within the Study Area.
- 4.3 Within 2km of the Site, there are 30 No. Listed Buildings (Grade II). 7 No of these are located within 1km of the Site, and relate to properties located within the village of Cadeby, circa 115m plus to the south west of the Site. These properties are located within the Cadeby Conservation Area. It is noted that whilst the Site is located 115m to east of the closest listed building, the operational development is located at greater distance, with intervening land proposed for biodiversity enhancement only. Also, within 2km of the Site, there are 2 No. Local Wildlife Sites (LWS), located circa 485m to the north east of the site, beyond the existing FP McCann facility, and 1.36km to the east of the Site, east of Naneby Hall Farm. A series of blocks of Ancient Woodland are also present within 2km of the Site, with, the closest being located circa. 400m to the south east of the Site at Fox Covert. A Scheduled Ancient Monument (SAM) is located circa. 1.4km to the north east of the Site, to the western edge of Newbold Verdon. This being a moated site to the south of The Hall.
- 4.4 At distances greater than 2km, the contextual landscape includes further Listed Buildings, again being primarily associated with towns and villages, along with further areas of Ancient Woodland, and a series of Scheduled Ancient Monuments (SAM). The Battle of Bosworth Registered Battlefield is located circa. 2km to the south west of the Site, beyond Cadeby village and Sutton Cheney.
- 4.5 With respect to public access, a section of Public Footpath S66 traverses the western boundary of the Site, along Brascote Lane. A number of further Public Rights of Way (PROW) are located within close proximity to the Site, including Footpath S65 which traverses agricultural land to the south of the Site, linking the A447 Hinckley Road with Bosworth Lant to the east. Bridleway S25 follows Brascote Lane, beyond which Footpath S16 traverse woodland and agricultural land

to the north of the existing FP McCann facility. A network of further public rights of way exists within the surrounding rural context.

- 4.6 In addition to the above, several of the surrounding villages, including Cadeby, Osbaston, Newbold Verdon and Sutton Cheney include designated Conservation Areas.

***Landscape Orientated Planning Policy***

- 4.7 The Site is located within the administrative boundary of the Hinckley and Bosworth Borough, Leicestershire.
- 4.8 The current adopted Local Plan (2006 to 2026) sets out the current policy context. Relevant landscape and environmental policies are as follows:
- 4.9 **Core Strategy CS Policy 20 – *Green Infrastructure*** relates to the delivery of Green Infrastructure as part of new development, primarily on a strategic level.
- 4.10 The Proposed Development provides 3.81 hectares of green infrastructure, in the form of existing boundary hedgerow and shrub vegetation / localised tree planting, retained internal vegetative boundaries / corridors, and the establishment of a 1.83 Ha Biodiversity Enhancement Area. The Biodiversity Enhancement Area would deliver a combination of neutral grassland, native scrub, and wet grassland, together with the strengthening and widening of existing hedgerows, and re-alignment of a currently linear ditch / wet corridor to establish a more sinuous feature. These areas and features to be managed and maintained. New planting would support, strengthen, and enhance the existing vegetative structure surrounding the Site, with the objective of providing continuous 'green' corridors.
- 4.11 **Development Management Policies DPD Policy DM 4 – *Safeguarding the Countryside and Sustainable Development*** aims to protect the intrinsic value, beauty, open character, and landscape character of the countryside.
- 4.12 The current Site is agricultural in nature, comprising 3No. field parcels. The proposed development would see the removal of this agricultural land, replaced by a combination of external storage area, and a single built structure / pipe manufacturing factory. All internal and external vegetative boundaries will be retained, to maintain the structural composition of the landscape, with vegetation enhanced and managed. As highlighted above, 1.83 hectares (one of the three fields) will be retained for biodiversity enhancement only, being located between the operational areas of the Site and Cadeby village to maintain physical separation. The

proposed built form has been positioned within proximity to the existing operational FP McCann facility, where further built form of similar scale is present. This being in order to limit the spread of built development.

- 4.13 **Development Management Policies DPD Policy DM 6 – *Enhancement of Biodiversity and Geological interest*** relates to the importance placed on new development to demonstrate of features of nature conservation and geological value are conserved and enhanced, including for their long-term management. The delivery of biodiversity gains is noted.
- 4.14 As noted above, the 3.81 hectares of landscape and ecological enhancement and mitigation, includes for the protection of a number of ecologically sensitive habitats, which would be enhanced and managed as part of the Proposed Development, providing opportunities for greater connection to the surrounding biodiversity network. 1.83 hectares of the area (one of the three fields) will be dedicated to biodiversity enhancement and the creation and management of locally distinct habitat.
- 4.15 **Development Management Policies DPD Policy DM 10 – *Development and Design*** relates to the requirements for new development to take adequate regard for the privacy and amenity of its neighbours, to respect, complement and enhance the character of the surrounding area in relation to scale, layout, density, mass, design, materials and architectural features, to incorporate high quality landscaping, and to incorporate Sustainable Drainage Schemes.
- 4.16 The Proposed Development is restricted by a series of parameters, defined to ensure that new built form does not dominate the built structure of the location. Proposed built form has a design height of between 12.2m (factory) and 16m (silos), which falls beneath the existing built height of the FP McCann Depot and Tile Factory. Its location within the Site has been guided by landscape and visual factors, to limit the potential spread of built form. The proposed factory being located adjacent to the existing FP McCann boundary and within proximity to existing built form. This location is also chosen to maintain built separation between the Site and Cadeby village. Existing vegetative boundaries are to be retained and enhanced to maintain landscape structure and corridors, other than where access is required from one field parcel to the next. Opportunities for landscape character and visual amenity mitigation have been maximised to further contain the site, with structures sited to take advantage of existing natural built and vegetative screening.

## 5.0 LANDSCAPE CHARACTER

- 5.1 Landscape Character is described at two levels within this section. At the National Level and the Local Level, including the Hinckley and Bosworth Landscape Character Assessment (2017).

### National Level Landscape Character

- 5.2 At a national level, the Site is located on the boundary of the Leicestershire and South Derbyshire Coalfield National Character Area 71 (NCA71) and the Leicestershire Vales NCA94. These areas being defined by Natural England (formerly the Countryside Commission/Countryside Agency).
- 5.3 The Leicestershire and South Derbyshire Coalfield LCA is characterised as an unenclosed landscape with shallow valleys and sandstone ridges. There is a developing woodland character relating to the National Forest initiative. Field parcels and generally small to medium in size with some arable enlargement, predominantly bounded by low hedgerows and scattered hedgerow trees. This area comprises an elevated, gently undulating plateau landscape with deeply cut dales and gorges. The following Statements of Environmental Opportunity (SEO) are relevant:

**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.*

**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.*

- 5.4 The Leicestershire Vales LCA is characterised as an open landscape with a varied woodland character with spinneys and copses on ridges and undulating land. Agriculture is a mix of pasture and arable parcels with varied hedgerow pattern in relating to presence, height and number of hedgerow trees. The settlement pattern is uniform with frequent small towns and large villages. The following Statements of Environmental Opportunity (SEO) are relevant:

**SEO 1:** *Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.*

**SEO 2:** *Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the rivers Soar, Sence, Swift and Welland – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.*

**SEO 3:** *Increase, manage and enhance the recreational assets, principally the rights of way network, country parks such as Watermead and historic linear features such as the canals. Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people's health and wellbeing.*

**SEO 4:** *Create new habitats where opportunities exist, such as woodlands and wetlands at old gravel extraction sites, to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks.*

#### ***Local Level Landscape Character***

- 5.5 At a local level, Hinckley and Bosworth Borough Council's Landscape Character Assessment (2017), defines the Site as being located within the **Bosworth Parkland Landscape Character Area C (LCA C)**. The key characteristics are defined as follows:

- Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth
- Scattered trees, woodland and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges
- A rural and peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings
- Parkland of Bosworth Park with avenues and Bosworth Hall country estate
- Recreation and tourism - Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal
- Bosworth Battlefield has strong heritage associations
- Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.
- Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.

5.6 Landuse is further noted as being a mixture of *“farmland, parkland and recreation. Farmland is predominantly arable planned enclosure fields of medium-size and regular pattern divided by low hedgerows (predominantly hawthorn), with smaller field surrounding settlements. It is a regular landscape punctuated with hedgerows, hedgerow trees and occasional woodland clumps on higher ground which create an impression of a wooded landscape”*.

5.7 The rural character and relative sense of tranquility is noted as being a sensitivity of the character area, along with the importance of ancient woodland, mature trees and hedgerows on both the structure of the landscape and in relation to biodiversity and species presence.

5.8 A number of landscape strategies are outlined, including the following:

- (3) Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.
- (6) Maintain and enhance the recreational assets including rights of way network...
- (7) Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.

5.9 While the Site is located within the Bosworth Parkland as highlighted above, a number of further Landscape Character Areas are located within relative proximity to the Site, including:

**LCA B:** Charnwood Fringe Settled Forest Hills

**LCA D: Newbold and Desford Rolling Farmland**

- 5.10 Due to intervisibility and the Site and Proposed Developments potential to visually influence these adjacent character areas, for consistency we have included these within this assessment.

***Description of the Site and Immediate Surroundings***

- 5.11 Images of the Site's local landscape character and immediate context are shown on Photographic Sheet 1 (Appendix A). The Site occupies land directly adjacent to the existing FP McCann facility, comprising 3No small to medium scale field parcels along the depots southern / south western developed edge / boundaries. The field parcels are under pastoral land management and are defined by both native and non-native hedgerows, which are of varying quality. The western field parcel shares a boundary with the A447 (Hinckley Road), with the central and eastern parcels adjoining further agricultural land which extends eastwards. With respect to topography, land levels fall gradually across the Site from north west to south east. The western field parcel falls from approximately 130mAOD in the north to 127mAOD. The central field parcel falls approximately 131mAOD in the north to 123mAOD in the south. The eastern field parcel falls from approximately 124mAOD in the north to 113mAOD in the south. The existing FP McCann facility occupies higher land than the Site, where levels typically rise northwards. Land levels to the south, east and west, gradually reduce. The A447 lies beyond surrounding agricultural land to south of the Site, where a small roadside industrial complex is located. The residential property, Highfields, adjoins the western field parcel to its southern boundary adjacent to the A447. High coniferous hedging exists to this boundary.

***Potential Landscape Effect***

- 5.12 The Proposed Development would be a permanent feature within the landscape. It is considered that any construction phase would be a relatively short-term operation and has therefore not been considered separately in respect of its potential landscape change/effects. The main potential effects being associated with:
- Change of use of 8.34 Ha of land from agricultural grassland to industrial / commercial storage land and built form.
  - Erection of a pipe manufacturing factory with an overall footprint of 5,565m<sup>2</sup> and a principal height of 12.2m, incorporating 4No silos with heights of 16m.
  - Use of land for external storage, with associated internal circulation by HGV.

***Landscape Mitigation and Enhancement Measures***

5.13 Mitigation measures associated with the Proposed Development include:

- 3.81 hectares of the 12.15 hectares Site is to be established as defined green infrastructure, including the dedication of all land within the western field parcel as an ecological enhancement area. Works within the site to include the enhancement and ongoing management of existing mature vegetation and boundaries, together with supplementary native tree and shrub planting, delivering new native structural landscape elements and features, and wider habitat establishment, including to the Site's southern boundary and land adjacent to the A447 Hinckley Road.
- The siting of proposed built form within proximity to that of the existing FP McCann facility, but on lower landform levels to minimise the spread and / or fragmentation of built structures and to limit variation in height. The proposals being of generally similar built heights levels, block form and massing to those existing. The footprint of the structures have been minimised to reduce the scale of the development, whilst ensuring operation efficiency.
- Utilisation of the existing FP McCann access, off Brascote Lane, together with associated parking provision and offices. Internal HGV access utilising the existing facility before entering the Site at an existing access point.
- Retention, protection, enhancement and management of Site external and internal vegetative boundaries.
- Dedication of the western field as Biodiversity Enhancement Area, with wider ecological enhancements through Site peripheral landscaping, including along the southern boundary of the eastern field (field where built form is proposed).
- Cladding and building materials to be in continuity with those observed elsewhere within the FP McCann facility, to maintain the current composition.

5.14 The potential for indirect effects is limited to traffic which would be generated from the development, which would have a potential visual impact only, for users of the local road network. However, impacts of this nature are currently observed associated with the Site itself, the surrounding industrial and employment context, with the A447 Hinckley Road being a key transportation corridor.

## 6.0 LANDSCAPE ASSESSMENT

6.1 The methodology at Appendix B sets out how value, susceptibility and overall sensitivity is determined for each landscape receptor type. The value of the individual landscape elements takes into account the other baseline studies associated with this application that provides an indication of condition and quality and also includes an assessment of the rarity and representativeness of the individual features and elements within the local landscape and its nature conservation value. Other considerations include an understanding of:

- Scenic quality
- Recreational value
- Perceptual aspects including tranquility
- Cultural and historic associations

### *Assessment of Landscape Sensitivity*

6.2 Landscape receptors need to be assessed in terms of their sensitivity, combining judgments of the susceptibility to the type of change or development proposed, and the value attached to the landscape. For consistency, the landscapes sensitivity to change has been assessed in respect of the locally defined and described character area and the actual Site and its immediate area. The assessed sensitivity is outlined in Table 1, below.

**Table 1: Assessment of Landscape Sensitivity**

| LANDSCAPE CHARACTER AREA                     | ASSESSED SENSITIVITY TO CHANGE |
|----------------------------------------------|--------------------------------|
| <i>Hinckley and Bosworth Borough Council</i> |                                |
| Bosworth Parkland LCA                        | Medium to High                 |
| Charnwood Fringe Settled Forest Hills LCA    | Medium                         |
| Newbold and Desford Rolling Farmland LCA     | Medium                         |
| Immediate Site Area                          | Medium                         |

6.3 The Bosworth Parkland LCA has been assessed as having a Medium to High Sensitivity to Change. This is due to the generally robust, open nature of the wider Landscape Character Area, its value as a resource with its public access provision, and the presence of some existing industrial / commercial built form. In judging potential Sensitivity as Medium to High, Value associated with the landscape character area is considered to be Medium to High due to the local level range public / amenity resource offering of the character type, teamed with the presence of some designated assets, including Cadeby Conservation Area, listed structures and the Battle of Bosworth Registered Battlefield. Susceptibility is considered to be Medium due

to the nature and scale of the landscape with both open and enclosed characteristics and visibility of a short to medium scale.

- 6.4 In relation to both the Charnwood Fringe Settled Forest Hills LCA, and Newbold and Desford Rolling Farmland LCA, these character areas have been assessed as having a Medium Sensitivity to Change. Value and Susceptibility are both judged as Medium, which combines to result in an overall Medium Sensitivity to Change. The LCAs have similarly open and enclosed characteristics as the Bosworth Parkland LCA, with opportunities for medium distance viewed, however the overall recreational value is fairly limited, and mainly associated with rural public rights of way.
- 6.5 The immediate Site area is considered to be of Medium Sensitivity to Change due to its shared boundaries with the existing FP McCann facility and the proximity / presence of industrial and man-made form within immediate context and associated highways aspects. The Site is however, typically agricultural in nature and scale, with relatively intact boundary features and topography.

#### ***Assessment of Magnitude of Impact of the Proposed Development***

- 6.6 This is a term which combines “*judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration*” (GLVIA3). The magnitude of existing and potential landscape character effects resulting from the proposed development have been evaluation in terms of its size/scale, geographic extent, duration, and reversibility.

**Table 2: Assessed Magnitude of Effect of the Proposed Development on Landscape Character**

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development</b> | <p>The proposal is for erection and operation of a pipe manufacturing factory / facility and associated external pipe storage, on land immediately to the south of the existing FP McCann Depot and Tile Manufacturing facility. Access would be via the existing entrance off Brascote Lane, with an internal access routing within the existing facility to the Site, where a break in the boundary would be made. The Site comprises three agricultural field parcels adjoining the southern / south western boundaries of the existing industrial facility.</p> <p>Significant areas of landscape and biodiversity mitigation and enhancement have been integrated into the proposed development, including the utilization of the western field as a dedicated Biodiversity Enhancement Area.</p> |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Size/scale</b>                   | <p>The site sits adjacent to and would be interlinked with the large-scale FP McCann Depot development, comprising a series of undisturbed, small to medium scale agricultural field parcels.</p> <p>Due to the nature of the built proposal, including its footprint of 5,565m<sup>2</sup> and height (12.2m to 16m high), together with external storage requirements, the development would be large in size and scale within the context of its wider surrounding.</p> |
| <b>Geographic extent</b>            | <p>The proposed built footprint would occupy ~0.56 Ha of the 12.15 Ha site, with 7.78 Ha of ancillary external storage being accommodated within the wider eastern and central field parcel. The proposal would represent an 8.34 Ha operational extension to the existing FP McCann Depot. The remainder of land being dedicated to landscape and ecological enhancement and mitigation.</p>                                                                              |
| <b>Duration</b>                     | Long Term / Permanent                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Assessed Magnitude of Effect</b> | <b>Medium Adverse</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

- 6.7 The main consideration and reasoning for the assessed level of Magnitude of Effect of the Proposed Development being the Sites current condition and existing land use elements and features, along with its immediate context and the nature and large scale of neighbouring land uses.

#### *Assessment of Significance of Impact of the Proposed Development*

- 6.8 The assessed Significance of Impact on the Site and local character has been determined by combining the assessed Sensitivity of the Site and the character area which it is located within, with the predicted Magnitude of Effect associated with the Proposed Development. This has provided an overall Significance of Effect which identifies the overall impact that the Proposed Development will have on the local landscape character. For consistency and comparison, we have applied the same assessment to the current situation.
- 6.9 Tables 3, below, summarise the assessment of the potential effect of the Proposed Development once constructed / operational, upon Landscape Character

**Table 3: Proposed Development: Effect on Local Landscape Character**

| Landscape Character Area                  | Proposed Development |                |                                 |
|-------------------------------------------|----------------------|----------------|---------------------------------|
|                                           | Sensitivity          | Magnitude      | Assessed Significance of Impact |
| Hinckley and Bosworth Borough Council     |                      |                |                                 |
| Bosworth Parkland LCA                     | High to Medium       | Medium Adverse | Moderate Adverse                |
| Charnwood Fringe Settled Forest Hills LCA | Medium               | Low Adverse    | Slight Adverse                  |
| Newbold and Desford Rolling Farmland LCA  | Medium               | Low Adverse    | Slight Adverse                  |
| Immediate Site Area                       | Medium               | Medium Adverse | Moderate Adverse                |

**Summary**

- 6.10 At a national level, the Site is located close to the boundary of the Regional NCAs 71 and 94, Leicestershire and South Derbyshire Coalfield, and Leicestershire Vales. At a local level, the Site is located with the Bosworth Parklands LCA, as identified within the Hinckley and Bosworth Landscape Character Assessment. It is considered that the Bosworth Parkland LCA is generally robust and retains the key elements and features which define its character over a large geographical area. However, this area of the Bosworth Parkland LCA has been subject to both extensive mineral workings (now restored) along with the presence of long term / permanent large-scale commercial / industrial built form, which influences this eastern area of the character area.
- 6.11 With respect to the Proposed Development, the Sensitivity of the local character i.e. the term applied to landscape receptors, combining judgements of the susceptibility of the landscape character to the type of change or development proposals and the value related to the receptor, is assessed as Medium to High for the Bosworth Parkland LCA and Medium for the Immediate Site. The Magnitude of Effect i.e. the size, duration and effect of the Proposed Development, has been assessed as Medium adverse. It is therefore concluded that the assessed overall Significance of Effect resulting from the Proposed Development, combining judgements on landscape sensitivity and magnitude, will be Moderate Adverse for both the Bosworth Parkland LCA and the Immediate Site Area, which are Not Significant effects.
- 6.12 With respect to wider Landscape Character Areas within the Study Area and calculated Visual Envelope, defined above, these have been assessed as having a Medium Sensitivity, which

when combined with the assessed Magnitude of Effect of Low Adverse, results in a Slight Adverse overall Significance of Effect, which is Not Significant.

## 7.0 VISUAL MATTERS

- 7.1 Desktop and Site survey works have identified the areas of potential landscape and visual impact, and those receptor locations within it from which the existing Site and the Proposed Development may be visible, along with the difference groups of people who may experience views of the Proposed Development and its specific elements and features.
- 7.2 This baseline assessment work was carried out by initially mapping the geographic extent of the study area, where receptors have the potential to view the Site in its current form and may be able to observe the Proposed Development. This process was carried out digitally through the production of Zones of Theoretical Visual Influence (ZTVI). As highlighted in Section 3.0, ZTVIs are a worst-case scenario in assessing the geographical land area from where the existing / proposed site development could be observed / influence Landscape Character as this method of analysis does not account for existing built form or vegetation structure which would affect / could screen views towards the site from landscape and visual receptors.
- 7.3 An initial ZTVI was produced associated the currently agricultural site (see Drawing No. KD.FPPF.1.D.007 (Appendix A), where ground levels vary between 131m AOD in the north west and 113m AOD in the south east. This was set within a topographical model of some 10km around the Site. No external built form or vegetation structures were included within the ZTVI model. As can be seen from the drawing, the highest levels of theoretical visibility of the Site are generally concentrated to the immediate surrounding of the Site (<0.3km from the Application Boundary) extended up to 800m to the south west due to natural topography. Medium magnitudes extend to up to 3km to the south west, where a topographic corridor allows for extended visibility. Elsewhere it is limited between 100m and 1.8km. Wider lower level potential visibility being fragmented and generally limited to similar distances.
- 7.4 Drawing No KD.FPPF.1.D.008 (Appendix A) illustrates the Theoretical Visibility associated with the Proposed Development. This includes the proposed built development, together with the proposed external storage areas. As can be seen from the drawing, the highest levels of theoretical visibility of the Site are concentrated to the surrounding of the Site (<1km from the Application Boundary). Wider potential visibility being fragmented, reaching distances of between 3km to the north east, east and west, and up to 4.5km to the east along the A447 Hinckley Road corrior.
- 7.5 Based upon the above desktop research and assessment works, a detailed visual Site survey was undertaken, being guided by both existing and proposed ZTVI outputs. Site survey work

enabling the actual visual envelop of both the existing Site and Proposed Development to be refined, allowing for vegetation structure, and built form. Both ZTVI mapping and Site surveys assume an observer eye height of some 1.5 to 1.7 metres above ground level, based upon midpoint average heights for men and women.

7.6 The Site survey considered viewpoints from which the Proposed Development may be seen from by differing groups of people / receptor types. These include:

- Residential Visual Receptors – Occupants of Private Residential Dwellings
- Public Viewpoints e.g. public rights of way and public open spaces
- Places of Employment – Industrial and Commercial
- Transport Routes – where there may be views from private vehicles and different forms of public transport

7.7 Drawing No. KD.FPPF.1.D.008 (Appendix A) illustrates representative visual receptor locations from within the calculated ZTVI of the Proposed Development. These receptor locations have been used to describe the types and levels of potential visual changes and effect to receptors. The visual receptor locations are illustrated, looking towards the Site, on Photographic Sheets 1 to 11. They illustrate a representative section of existing and potential view of the Site and the development and Site activities.

7.8 Generally, visibility within the Study Area and the defined Visual Envelope is restricted by the localised presence of both mature woodland / vegetation together with the existing built form and boundary features of the FP McCann Depot and tile manufacturing development, which the Proposed Development seeks to extend. The information below outlines the general visibility, focusing on those site adjacent views / views from receptor locations within 1km of the Site, views from the south and south east, where it is considered that views towards the Proposed Development may be afforded, and wider views / visibility. Visibility is primarily restricted to those immediate locations and from receptors located to the south and south west. Visibility generally being limited to approximately 4km from the Site due to a combination of topography and a mature intervening vegetation structure. Assessments of visibility within each of these 3N° broad zones are detailed within Table 4 and at paragraph 7.16 to 7.47. Zones being defined based upon distance from the Site and comparative 'typical' visibility, where receptor types have been grouped. The representative viewpoints within each geographic / distance based zone are illustrated on Drawing KD.FPPW.1.D.008 and highlight the potential visibility associated with the Proposed Development.

**ZONE 1: Site Adjacent Visibility / Visibility within 1km from the Site**

- 7.9 Due to the relative proximity of the proposed extension area to a number of public rights of way, users of the A447 Hinckley Road and occupants / visitors of properties (commercial and residential) adjacent to the A447 and Bosworth Road, located within 1km of the Site, along with the nature and scale of landscape, views towards the Site can be gained within Zone 1. Visibility within the Zone is generally restricted / filtered due to the presence of intervening vegetation structure, including roadside and field boundaries, woodland blocks and localised topographic variances, which are located at close range to the potential observer. The primary vegetation structure and woodland is located to the north, beyond FP McCann and west of the Site. However, in contrast, a number of receptor locations have the ability to gain direct and open views of the Site. These include transient users of PROW to the south east of the Site. Where views can be afforded, these are principally of the outer hedgerow boundaries of the Site, where agricultural land rises beyond over a short distance, before the existing FP McCann Depot and tile manufacturing facility form the rising backdrop. This existing land use occupying a relatively large area of land with varying built heights, industrial block form and massing. Wider external storage areas occupy land beyond boundaries, with localised man-made earth bunding to provide screening to Cadeby village and the A447 at its junction with Brascote Lane.

**ZONE 2: Visibility from the South and South East, at distances greater than 1km from the Site**

- 7.10 Due to a reduced vegetation structure within close proximity to the Site, teamed with a gently undulating topographic landscape, the potential exists for views towards the Site to be gained from receptor locations to the south and south east (Zone 2). The Site, where observed, is generally set against a backcloth of industrial form (FP McCann). Again, visibility observes the outer vegetative boundaries of the Site together with shallow rising agricultural grassland beyond before the visual land use shifts to industrial. Where visibility towards the extension area can be gained, it is viewed within the immediate context of the existing adjoining FP McCann Depot, which forms the primary built land use within existing views, including large-scale built form. It is noted that complimentary tones of cladding do, however, allow these forms to be visually absorbed by the landscape. With distance and further east, woodland blocks such as Fox Covert begin to restrict visibility.

**ZONE 3: Wider Visibility from the North, East and West, at distances greater than 1km**

- 7.11 Due to the presence of mature vegetation / woodland adjacent to the Site along with woodland and intervening vegetative elements and features within the surrounding landscape, visibility

of the Site is generally restricted from the north, east and west. As land levels reduce with distance, the potential for visibility further decreases. The Site principally sits beyond and below (reduced ground levels) to the existing FP McCann development, which acts as intermediate industrial screening. From the east, mature woodland cover provides a dense visual screen, including in winter months, restricting visibility towards the Site. From the west, bunding associated with the FP McCann junction with the A447 and Brascote Lane, extending along Brascote Lane and southwards along the A447, screens the Site from view, where decreasing land levels (eastwards) increase the bunding's screening ability.

- 7.12 Table 4 below, summaries the visual receptors identified and the effects that have been considered with an assessment of their significance based upon the methodology described within Appendix B of this report.
- 7.13 This is first determined by assessing Sensitivity of Visual Receptors to change from this type of development proposal and then the magnitude of the visual effect, its size and scale, geographical extent, duration, and reversibility (Table 5). Associated with the Proposed Development, a judgement on the sensitivity of visual receptors and magnitude of the effect are then combined to assess the overall significance of visual impact/effects.
- 7.14 The susceptibility of visual receptors to changes in view and visual amenity is mainly a function of *'the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations'* (GLVIA Page 113).

**Table 4 – Susceptibility of Visual Receptors to Change**

| RECEPTOR                                                                      | SENSITIVITY | MAGNITUDE                   | SIGNIFICANCE               |
|-------------------------------------------------------------------------------|-------------|-----------------------------|----------------------------|
| <b>ZONE 1: Site Adjacent Visibility / Visibility within 1km from the Site</b> |             |                             |                            |
| Users of Brascote Lane - <i>Vehicular</i>                                     | Low         | Neutral                     | Neutral                    |
| Users of the A447 (Hinckley Road)                                             | Low         | Neutral to Very Low Adverse | Neutral to Minimal Adverse |
| Users of Bosworth Road                                                        | Low         | Low Adverse                 | Slight Adverse             |
| Users of Local Roadways                                                       | Low         | Neutral to Very Low Adverse | Neutral to Minimal Adverse |
| Users of PROW S66 (Brascote Lane)                                             | Low         | Very Low Adverse            | Minimal Adverse            |
| Users of PROW ref. S25 (Brascote Lane)                                        | Low         | Very Low Adverse            | Minimal Adverse            |
| Users of PROW S24                                                             | Low         | Neutral                     | Neutral                    |
| Users of PROW S16                                                             | Medium      | Neutral                     | Neutral                    |

|                                                                                                      |               |                  |                                |
|------------------------------------------------------------------------------------------------------|---------------|------------------|--------------------------------|
| Users of PROW S65                                                                                    | Medium        | Medium Adverse   | Moderate Adverse               |
| Users of wider PROW (to the north)                                                                   | Medium        | Neutral          | Neutral                        |
| Users of Commercial Properties at Naneby Hall Farm                                                   | Low           | Neutral          | Neutral                        |
| Occupants of Manor Farm & Holly House Farm                                                           | High          | Very Low Adverse | Slight Adverse                 |
| Occupants of Naneby Hall Farm                                                                        | High          | Very Low Adverse | Slight Adverse                 |
| Occupants of Highfield House                                                                         | High          | Low Adverse      | Moderate Adverse               |
| Occupants of Orchard Farm – Residential                                                              | High          | Low Adverse      | Moderate Adverse               |
| Occupants of Orchard Farm – Commercial                                                               | Low           | Very Low Adverse | Minimal Adverse                |
| Occupants of Kirkby Lodge Farm                                                                       | High          | Very Low Adverse | Slight Adverse                 |
| Occupants of Cadeby Hall                                                                             | High          | Neutral          | Neutral                        |
| Occupants of Residential Dwellings within Cadeby                                                     | High          | Neutral          | Neutral                        |
| Occupants of Rock Cottage & Freshfields (Brascote Lane)                                              | High          | Neutral          | Neutral                        |
| <b>ZONE 2: Visibility from the South and South East, at distances greater than 1km from the Site</b> |               |                  |                                |
| Users of Local Roadways                                                                              | Low to Medium | Very Low Adverse | Minimal to Very Slight Adverse |
| Users of PROW Leicestershire Round                                                                   | Medium        | Low Adverse      | Slight Adverse                 |
| Users of PROW (<2km from the Site)                                                                   | Medium        | Very Low Adverse | Very Slight Adverse            |
| Users of PROW (>2km from the Site)                                                                   | Medium        | Very Low Adverse | Very Slight Adverse            |
| Occupants of Isolated / Clustered Residential Properties                                             | High          | Very Low Adverse | Slight Adverse                 |
| Occupants of Residential Dwellings within Sutton Cheney                                              | High          | Neutral          | Neutral                        |
| <b>ZONE 3: Wider Visibility from the North, East and West, at distances greater than 1km</b>         |               |                  |                                |
| Users of PROW (<2km)                                                                                 | Medium        | Very Low Adverse | Very Slight Adverse            |
| Users of PROW (>2km)                                                                                 | Medium        | Very Low Adverse | Very Slight Adverse            |
| Users of Local Roadways (<2km)                                                                       | Low to Medium | Neutral          | Neutral                        |
| Users of Local Roadways (>2km)                                                                       | Low to Medium | Neutral          | Neutral                        |
| Visitors to the Market Bosworth Country Park                                                         | High          | Neutral          | Neutral                        |
| Occupants of Residential Dwellings within Market Bosworth                                            | High          | Neutral          | Neutral                        |
| Occupants Residential Dwellings within Newbold Verdon                                                | High          | Neutral          | Neutral                        |
| Occupants of Residential Dwellings within Barlestone                                                 | High          | Neutral          | Neutral                        |
| Occupants of Isolated / Clustered                                                                    | High          | Neutral to Very  | Neutral to                     |

|                       |  |             |                |
|-----------------------|--|-------------|----------------|
| Residential Dwellings |  | Low Adverse | Slight Adverse |
|                       |  |             |                |
|                       |  |             |                |

*Description and Assessment of the Proposed Development on Visual Receptors / Receptor Groupings*

- 7.15 The following outlines further, the specific assessment of individual receptors / receptor groupings utilising the 3N° broad assessment zones (see Appendix A - Figure 6).

***ZONE 1: Site Adjacent Visibility / Visibility within 1km from the Site***

**Typical Representative Photographic Views provided within Appendix A**

Users of Public Roadways

- 7.16 Brascote Lane links the A447 (Hinckley Road) with the Site, and onwards to commercial / residential properties located at Naneby Hall Farm. While serving a number of residential properties, the lane is primarily used as a service lane from which the FP McCann Depot, and Naneby Hall Farm and commercial premises are accessed. The Site and proposed built development occupy land beyond the existing FP McCann facility, which provides intervening industrial structure and screening of views.
- 7.17 Users of Brascote Lane are assessed as being of Low Sensitivity to change, which when combined with a Neutral assessed Magnitude, results in an overall Neutral Significance of Effect associated with the Proposed Development, when compared to the current situation and condition of the site. HGV movements being characteristic of the roadway.
- 7.18 Users of the A447 Hinckley Road, located to the south and west of the Site, are generally considered to have restricted visibility towards the Site and proposed development. This is due to the directional nature of the roadway (north west and south east), teamed with topography and the robustness of the roadside hedgerows / vegetation. There may be infrequent occasions where a glance / snapshot view via field access points, or isolated highpoints, where built elements may be perceived. This would be set against the backdrop of / within immediate proximity to the existing industrial form, to which the proposed pipe manufacturing factory would be viewed as a variation to – likely to be imperceptible due the transient nature and highway speed, teamed with the proposed comparative scale, massing and colour / material palette. As the roadway runs parallel to Cadeby village, a landscaped screening bund associated

with the FP McCann Depots most southerly storage area, due to its proximity to the road, limits the potential for views to be afforded of land associated within the proposed development or field parcels between it and the roadway. Users of the A447 Hinckley Road are assessed as being of Low Sensitivity, which when combined with a Neutral to Very Low Adverse assessed Magnitude, results in a Neutral to Minimal Adverse Significance of Effects associated with the Proposed Development, when compared to the current situation.

- 7.19 With respect to users of Bosworth Road, which traverses agricultural land running northwards from the A447, approximately 945m south east of the Site, due to a layered vegetation structure, limited visual interaction with the Site, directly from the roadway, is possible. Where visibility can be afforded, which is principally to the western end of the road, views towards the Site include the existing FP McCann built structures, which the Site and proposed structures would occupy land in front of, at slightly reduced land levels. Due to boundary features, much of the Site ground plane and proposed storage areas would be screened / out of view. The upper elements of the proposed built development may be visible set against the existing, appearing as a variation of an existing view, with no perceived lateral extension / spread of development. Transitory users of Bosworth Road are assessed as being of Low Sensitivity to Change, which when combined with a Low adverse Magnitude, results in a Slight Adverse Significance of Effects, which is not Significant.
- 7.20 Wider local roadways within the wider Zone are limited to those within Cadeby village. Due to the presence of intervening built and mature landscape features, together with an undulating topography, visibility of the Proposed Development will generally be restricted. Where visibility can be gained, this will be filtered and / or from acute angles and transient in nature. Typically, this would be limited to a variation in existing upper built elevations, in combination with the existing FP McCann Depot buildings / structures. As noted above, the proposed new built form is of similar scale, block form and massing to that of the adjacent structures and will be of a comparable material and colour palette. Users of local roadways are assessed as being of Low Sensitivity, which when combined with a Neutral to Very Low Adverse Magnitude, results in a Neutral to Minimal Adverse Significance of Effect associated with the Proposed Development, when compared to the current situation.

#### Users of Public Rights of Way

- 7.21 Public Right of Way ref. S66 follows the western section of Brascote Lane with PROW ref. S25 running alongside the northern / eastern section of Brascote Lane. Due to the presence of a

landform bund associated with the FP McCann Depot, wider boundary features and intervening built form, visibility towards the Site is restricted. Users of PROW ref. S66 and S25 are assessed as being of Low Sensitivity, the route being heavily influenced by the presence of industrial / commercial form, which when combined with a Very Low Adverse Magnitude, results in a Minimal Adverse Significance of Effect associated with the Proposed Development. Adverse effects being associated with the additional HGV movements to and from the FP McCann facility.

- 7.22 With respect to users of PROW ref. S24, due to existing mature woodland cover located between the route and the Proposed Development, it is assessed that the Significance of Effect would be Neutral, when compared to the current situation.
  
- 7.23 With respect to users of PROW ref. S16, located to the north of the FP McCann facility, north of Brascote Lane and roadside woodland cover, visibility is naturally restricted by a combination of existing vegetative landscape elements and features, together with large scale built form which occupies higher elevated land when compared to the Site. Users are assessed as being of Medium Sensitivity to Change due to the nature and use of the rural recreational route, which when combined with a Neutral Magnitude, results in a Neutral Significance of Effect.
  
- 7.24 In contrast, where users of public rights of way have more direct views towards the Site, including from the south east, the introduction of additional built form, while not of a scale uncommon to the context of the view, has the potential to alter the experience of the user. This includes the addition of built form at closer range to that currently observed. Users of public rights of way ref. S65 are assessed as being of Medium Sensitivity to change, which when combined with a Medium Adverse Magnitude, results in an overall Moderate Adverse potential Significance of Effect associated with the Proposed Development, which is not significant. It should however be noted that the potential for visibility along these routes is restricted to a short distance of a longer public right of way / network, with adverse effects being limited to a small section only where land falls in proximity to the existing depot facility. Where new built form is observable, it would be at closer range to that of the existing FP McCann facility but would be set against it as a structural back drop. Wider industrial elements and form being present within the view.
  
- 7.25 With respect to wider public rights of way within the zone, which are principally located to the north, beyond significant vegetation / woodland cover, users of these public access routes have been assessed as being of Medium Sensitivity. This is in part due to the currently limited

influence of industrial / commercial built form within views, along with their more expansive and scenic nature. While assessed as Medium Sensitivity, due to the presence of numerous intervening landscape elements and features, along with the presence of localised woodland planting adjacent to the site, and mitigation proposals, the Magnitude is assessed as Neutral. When combined, this results in Neutral Significance of Effect associated with the Proposed Development, when compared to the current situation.

#### Occupants / Visitors to Commercial Properties

- 7.26 A number of commercial units operate from the Naneby Hall Farm complex and share access via Brascote Lane. Users of these properties are assessed as being of Low Sensitivity to Change due to the nature of the use along with the long-term presence of both the FP McCann facility and comparable activities. Due to the mature vegetation structure surrounding the complex, together with the intermediate FP McCann industrial land / form, visibility of the Site / Proposed Development is restricted. When compared with an assessed Neutral Magnitude, this results in a Neutral assessed Significance of Effect.
- 7.27 To the south of the Site, off the A447, a commercial / industrial site occupies land at Orchard Farm. The farm complex affords tall, evergreen boundary planting which aids in both containing the internal operations and screening external change. Where breaks in vegetation exist, snapshot views may be afforded towards the Site. Due to proximity, external storage and built form may be perceived at closer range. The Sensitivity of users is assessed as Low, with an assessed Magnitude of Effect associated with the Proposed Development of Very Low Adverse. Combined, this results in an assessed Significance of Effect of Minimal Adverse, which is not Significant.

#### Occupants of Residential Properties

- 7.28 Occupants of Manor Farm and Holly House Farm, located circa.760m to the north east of the Site, are assessed as being of High Sensitivity to Change. Due to the proximity of mature intervening landscape features, including woodland blocks, which are at relatively close distances to the properties and their curtilages, the potential for visibility of the Site and Proposed Development is limited. It is however considered that visibility of this upper portion of the Proposed pipe manufacturing facility may be visible beyond / above this vegetation, albeit heavily filtered. This would be set beyond woodland and within the context of a number of other industrial features. The Magnitude is assessed as being Very Low Adverse, which when

combined with the High Sensitivity of the receptor, results in a Slight Adverse overall Significance of Effect, when compared to the current situation, which is not significant.

- 7.29 With respect to occupants of residential properties at Naneby Hall Farm, which afford the same contextual vegetation structure as the neighbouring commercial / industrial properties within the complex, are assessed as being of High Sensitivity. Due to the nature of the intervening vegetation structure, together with the proximity of the newly erected FP McCann tile manufacturing facility, visibility towards the Site and the Proposed Development would be restricted / heavily filtered. There may however, in winter months, be a low degree of filtered visibility through this vegetation. As such, the Magnitude of Effect associated with the Proposed Development is assessed as Very Low Adverse, which due to the High Sensitivity nature of the receptor, results in an assessed Slight Adverse Significance of Effect.
- 7.30 Occupants of Highfield House, which is located adjacent to the proposed Biodiversity Enhancement Area, are assessed as being of High Sensitivity to Change. The property affords evergreen / coniferous boundary vegetation which aids in visually containing it, however, gaps in vegetation structure exist which have the potential to enable onward visibility from the property towards the Site. Existing views, where possible, would observe the full southern boundaries of the existing FP McCann facility. This view would observe an alteration at relatively close range, of land set against this industrial backdrop. Much of the Site would be screened / set beyond existing boundary hedgerows (external storage areas), however proposed built form would be elevated above this. As noted, change would be observed within the immediate context of existing industrial form, with proposed structures being of comparable scale and materiality. When combined with an assessed Low Magnitude of Effect, this results in a Moderate Adverse Significance of Effect.
- 7.31 Occupants of Orchard Farm, located circa. 250m to the south west of the Site, are assessed as being of High Sensitivity to Change. The property currently affords open views to the south and south east, whereas boundaries to the north are well established with evergreen / coniferous boundary planting. This planting also providing external screening of commercial / industrial units within the Orchard Farm complex. These units lie between the residential property, its garden curtilage and the Site, providing significant intervening built screening. The Magnitude of Effect associated with the Proposed Development is assessed as Low Adverse, which when combined with the assessed High Sensitivity of the receptor, results in a Moderate Adverse overall Significance of Effect, when compared to the current situation. Commercial users are assessed as potentially receiving Minimal Adverse effects, due to the Low Sensitivity of the

receptor type, combined with a Very Low Adverse Magnitude as a result of built and vegetative screening.

- 7.32 Kirkby Lodge Farm is located approximately 850m to the east of the Site, off Bosworth Road. The residential property is located to the eastern side of the farm, with agricultural built form occupying the western side, between the property and the Site. Views from the property are principally to the east. Westwards, towards the Site, agricultural land / field parcels extent to meet the Site, being bounded by frequent hedgerow boundaries and woodland to the north. Due to topography, the farm is slightly elevated, which offers visibility above the vegetation structure. Occupants of Kirkby Lodge Farm are assessed as being of High Sensitivity. When combined with and assessed Very Low Adverse Magnitude, this results in an overall assessed Slight Adverse Significance of Effect, which is not Significant.
- 7.33 Occupants of Cadeby Hall, a Grade II Listed building to the north eastern edge of Cadeby are assessed as being of High Sensitivity to Change. Due to the presence of intervening landscape features, including that of the Hall's formal gardens and surrounding wooded setting, along with roadside bunding associated with FP McCann Depot and Brascote Lane, intervisibility with the Site and the Proposed Development are limited. As such, the Magnitude has been assessed as Neutral, which when combined with the High Sensitivity of the receptor, results in a Neutral Significance of Effect. It is not considered that the Proposed Development, from this location, would be perceivable beyond the intervening form.
- 7.34 The potential exists for occupants of properties within Cadeby, primarily limited to those located to the eastern boundary of the village, adjacent to the A47 corridor, to observe elements of the Proposed Development. It is considered that from these locations, that the alteration to the existing view would be limited in its perception and would be seen set beyond and within the immediate context of the FP McCann Depot. Occupants of these receptors have been assessed as being of High Sensitivity to change, which when combined with an assessed Very Low Adverse Magnitude, would result in a Slight Adverse Significance of Effect. It is noted further, however, that the potential for actual visibility from properties within Cadeby is very limited, with effects primarily being Neutral (i.e. no change).
- 7.35 Occupants of Rock Cottage and Freshfields, located off Brascote Lane, due to the intervening industrial land use and associated form are not considered to have intervisibility with the Site. As such, the assessed Significance of Effect is Neutral. The use of Brascote Lane by HGV being a commonplace existing component.

***ZONE 2: Visibility from the South and South East, at distances greater than 1km from the Site***

**Typical Representative Photographic Views provided within Appendix A**

Users of Public Roadways

- 7.36 The number of public roads within the Zone is limited, and visibility is generally restricted due to roadside vegetation, the transient nature of the roadways, and the overall angle of view. However, several road corridors are orientated towards the Site (e.g. A447 Hinckley Road and Main Street), where the Proposed Development has the potential to be perceived, with visibility increasing as the distance to the Site decreases. The Sensitivity to change for Users of Public Roadways within the Zone has been assessed as Low to Medium. Where visible, the Proposed Development would be situated in front of the existing FP McCann Depot with built form generally as its structural backdrop, along with intervening built and landscape features in the wider view, including woodland blocks and hedgerows. Where not screened / partially screened, visibility from the east / south east would show the Proposed Development as a variation of the existing built form, closely associated with the FP McCann structures, and partially filtered from view by existing vegetation and boundary features. The Magnitude has been assessed as Very Low to Low Adverse, which, when combined with a Low to Medium Sensitivity, results in a Minimal to Slight Adverse overall Significance of Effect.

Users of Public Rights of Way

- 7.37 Users of Public Rights of Way within the Zone have been assessed as having a Medium Sensitivity. Within 1 to 2km of the Site, there are opportunities to observe the existing Site features and, consequently, the Proposed Development, which would be positioned beyond and adjacent to the FP McCann Depot. Visibility from certain locations is considered likely. Where visible, due to proximity and viewing angle, the built form of the Proposed Development would be seen within the immediate context of the existing FP McCann Depot. While additional structures would be introduced to the view, these are expected to appear interlinked and as a variation of the existing visual curtilage. The Magnitude has been assessed as Slight Adverse which, when combined with a Medium Sensitivity to change, results in a Slight Adverse Significance of Effect associated with the Proposed Development, which is not significant.
- 7.38 As distance increases, views become more expansive, incorporating additional built form associated with settlements, isolated buildings, and farmsteads. For users of these routes (over 2km from the Site), the Magnitude has been assessed as Very Low Adverse. When combined

with the Medium Sensitivity of the receptor, this results in a Very Slight Adverse Significance of Effect associated with the Proposed Development.

- 7.39 A section of the Leicester Round long-distance path traverses the western part of the Zone. Users of this Public Right of Way have been assessed as having a Medium Sensitivity. The Magnitude of effect is predicted to be Very Low Adverse which, when combined with the assessed Medium Sensitivity of the receptor, results in a Very Slight Adverse Significance of Effect associated with the Proposed Development. As noted above, where visible, the Proposed Development would be screened by intervening built and landscape features, with the new built form appearing as a continuation of the existing FP McCann Depot, representing only a minor variation or extension of the established use at this distance.

Occupants of Isolated / Clustered Residential Properties

- 7.40 Occupants of Isolated / Clustered Residential Properties within the Zone have been assessed as being of High Sensitivity to Change. Due to the potential for some visibility, teamed with distance together with the nature of the intervening vegetative landscape, the Magnitude has been assessed as Very Adverse. When combined, this results in a Slight Adverse Significance of Effect which is not significant. It is noted that the frequency of these dwellings is limited and vegetation to their curtilages may restrict visibility entirely. Where visible, at distance, the proposed development would be set against the backdrop of existing industrial form and would appear as a minor extension of the existing depot.

Occupants of Residential Dwellings within Sutton Cheney

- 7.41 Occupants of Residential Dwellings within Sutton Cheney have been assessed as being of High Sensitivity to Change. Due to a lack of intervisibility caused by intervening woodland and wider landscape features, the potential for adverse effects is restricted. The Magnitude of effect is predicted to be Neutral, which when combined with the High Sensitivity of the receptor, would result in a Neutral Significance of Effect.

**ZONE 3: *Wider Visibility from the North, East and West, at distances greater than 1km***

**Typical Representative Photographic Views provided within Appendix A**

Users of Public Roadways

- 7.42 Users of public roadways within the Zone have been assessed as having a Medium Sensitivity to change. Visibility of the existing FP McCann Depot is largely restricted due to the presence of numerous intervening landscape features, including woodland blocks (particularly those on elevated ground immediately to the north-west and east of the Site) and hedgerow boundaries. The proposed development Site area would occupy land beyond this, with visibility expected to be restricted. Due to the intervening built and vegetative screening, the Magnitude of effect is predicted to be Neutral. When combined with the Medium Sensitivity of the receptor, this results in a Neutral Significance of Effect.
- 7.43 As distance increases (>2km from the Site), it is assessed that the Significance of Effect to users of Public Roadways would also be Neutral.

Users of Public Rights of Way

- 7.44 Numerous Public Rights of Way traverse the agricultural landscape within the Zone providing access between the various towns and village which are present. Due to the dominance of intervening landscape features, including Botany Bay Spinney and other localised woodland blocks and hedgerows features, along with built screening afforded by the settlements such as Newbold Verdon, the potential for the Proposed Development to be observed is limited, as is that of the existing FP McCann Depot. Users of PROW within the Zone have been assessed as being of Medium Sensitivity, which when combined with a Very Low Adverse Magnitude, reducing with distance, results in a Very Slight Adverse Significance of Effects associated with the Proposed Development.

Visitors to Market Bosworth Country Park

- 7.45 Market Bosworth Country Park, located to the east of Market Bosworth, some 2km from the Site, provides an area of open access and recreation, with onward access onto the public access network. Users of this promoted location are assessed as being of High Sensitivity to change. Due to the well wooded nature of the Country Park and intervening landscape features within its wider setting, the potential for visitors to observe change associated with the Proposed Development is restricted. Due to these factors the Magnitude of effect is predicted as being

Neutral. Thus, a resultant Neutral Significance of Effects associated with the Proposed Development is predicted.

Occupants of Residential Properties within Market Bosworth, Newbold Verdon and Barlestone

- 7.46 Occupants of properties within the settlements of Market Bosworth, Newbold Verdon and Barlestone are assessed as being of High Sensitivity to change. Due to restricted intervisibility as a result of intervening landscape and built features, the gently undulating topography and distance, it is not considered that visibility of the Proposed Development would be afforded. The Magnitude of effect is predicted to be Neutral, which results in a Neutral overall Significance of Effect as a result of the Proposed Development.

Occupants of Isolated / Clustered Residential Properties

- 7.47 In addition to those core settlements, a number of isolated dwellings / clustered dwellings exist in the landscape. Generally, these afford localised landscape settings and peripheral tree planting, however it is considered that from some locations, filtered visibility of the Proposed Development may be possible. This generally being from the east and west between 1 and 2km from the Site, with visibility from the north being further restricted due to Site peripheral existing woodland, to be supplemented, including additional boundary tree planting, particularly to the east and west. Occupants of these dwellings are assessed as High Sensitivity, which when combined with a predicted Very Low Adverse Magnitude, results in a Slight Adverse Significance of Effect, which is not significant.

**Summary Visual Conclusion**

- 7.48 The production of ZTVI information, combined with desktop and Site survey work was carried out to identify potential visitor receptors of the existing site and Proposed Development. The current Site comprises a series of field parcels which are under agricultural production / management. These fields affording boundary and internal hedgerows boundaries, including trees. The Site sits within the visual curtilage of the existing FP McCann Depot, which forms a prominent land use and employment centre within the locality. The proposed development would generally appear as being interlinked with this existing development, with limited variation in total height across the site, and / or fragmentation of proposed new built form. Proposed form and external storage being of comparable size, scale and visual nature to that of the existing depot. One of the field parcels, closest to Cadeby village, is proposed for biodiversity enhancements, to provide a protected area of separation. Wider landscape and

ecological enhancements are proposed to Site boundaries to enhance the existing vegetation structure, together with the retention of internal hedgerow structure.

- 7.49 The main visual elements and features which will be introduced as part of the Proposed Development include the pipe manufacturing factory building and adjacent silos, together with the change of use of land from agricultural to open storage (low level).
- 7.50 The proposed built footprint would occupy ~0.56 Ha of the 12.15 Ha site, with 7.78 Ha of ancillary external storage being accommodated within the wider eastern and central field parcel. The proposal would represent an 8.34 Ha operational extension to the existing FP McCann Depot. The remainder of land being dedicated to landscape and ecological enhancement and mitigation. Built heights would be between 12.2m and 16m. Access and circulation would utilise the existing FP McCann depot site and access infrastructure. All proposed built elements will be man-made, commercial in nature and form, and will be permanent structures.
- 7.51 It is not considered that the Proposed Development would result in Significant adverse levels of Effect on visual receptors within the calculated Study Area and Visual Envelope. It is assessed that the Proposed Development may give rise to Moderate adverse effects from a number of receptor locations, which is Not Significant. Generally, the Proposed Development would result in a Very Slight to Slight Adverse overall Significance of Effects which is Not Significant.

## 8.0 CONCLUSION

- 8.1 A Landscape and Visual Impact Assessment has been carried out in respect of the Proposed Development. The assessment has been carried out in accordance with the Landscape Institute and Institute of Environmental Management Guidelines for Landscape and Visual Impact assessment (GLVIA3).
- 8.2 Desktop and Site survey works identified the current baseline situation including Landscape Character resources, elements and features which comprise the local setting, along with visual receptors which have the potential to view the Proposed Development.
- 8.3 This evidence base also identified Landscape Orientated Designations of value. The Site is not located within a Nationally Designated Landscape. No listed buildings or locally designated sites or feature are located within the confines of the Site.
- 8.4 At a national level, the Site has been identified as located on the Leicestershire and south Derbyshire Coalfield NCA 71, and the Leicestershire Vales NCA94. At a more detailed, local level, the Site has been identified within Hinckley and Bosworth Borough Council's Landscape Character Assessment as being located within the Bosworth Parkland Landscape Character Area C (LCA C), and within close proximity to LCA B (Charnwood Fringe Settled Forest Hills) and LCA D (Newbold and Desford Rolling Farmland. The Sensitivity to change of the Bosworth Parkland LCA is assessed as Medium to High, with the Charnwood Fringe Settled Forest Hills and Newbold Desford Rolling Farmland being assessed as being of Medium Sensitivity to change. In contrast, the immediate Site level landscape character, due to its neighbouring land use types / immediate context, is assessed as having a Low Sensitivity to change.
- 8.5 The Proposed Development for an extension to the existing FP McCann operations at Cadeby with the erection and operation of a plastic pipe manufacturing facility together with associated external storage areas.
- 8.6 We assess that the Proposed Development will NOT result in any Significant Adverse Effects on Landscape Character. The main reasons for this being that at both Site and local level, the proposals reflect the nature and scale of existing industrial/commercial land use adjacent to the Site and it is considered that the proposed extension can be absorbed and integrated with similar Magnitude when combined with the Sensitivity of the identified character areas. It is noted that whilst a reduction of pastoral agricultural land will take place, as a permanent change, the retention of Site boundary and internal vegetation and hedgerow structure,

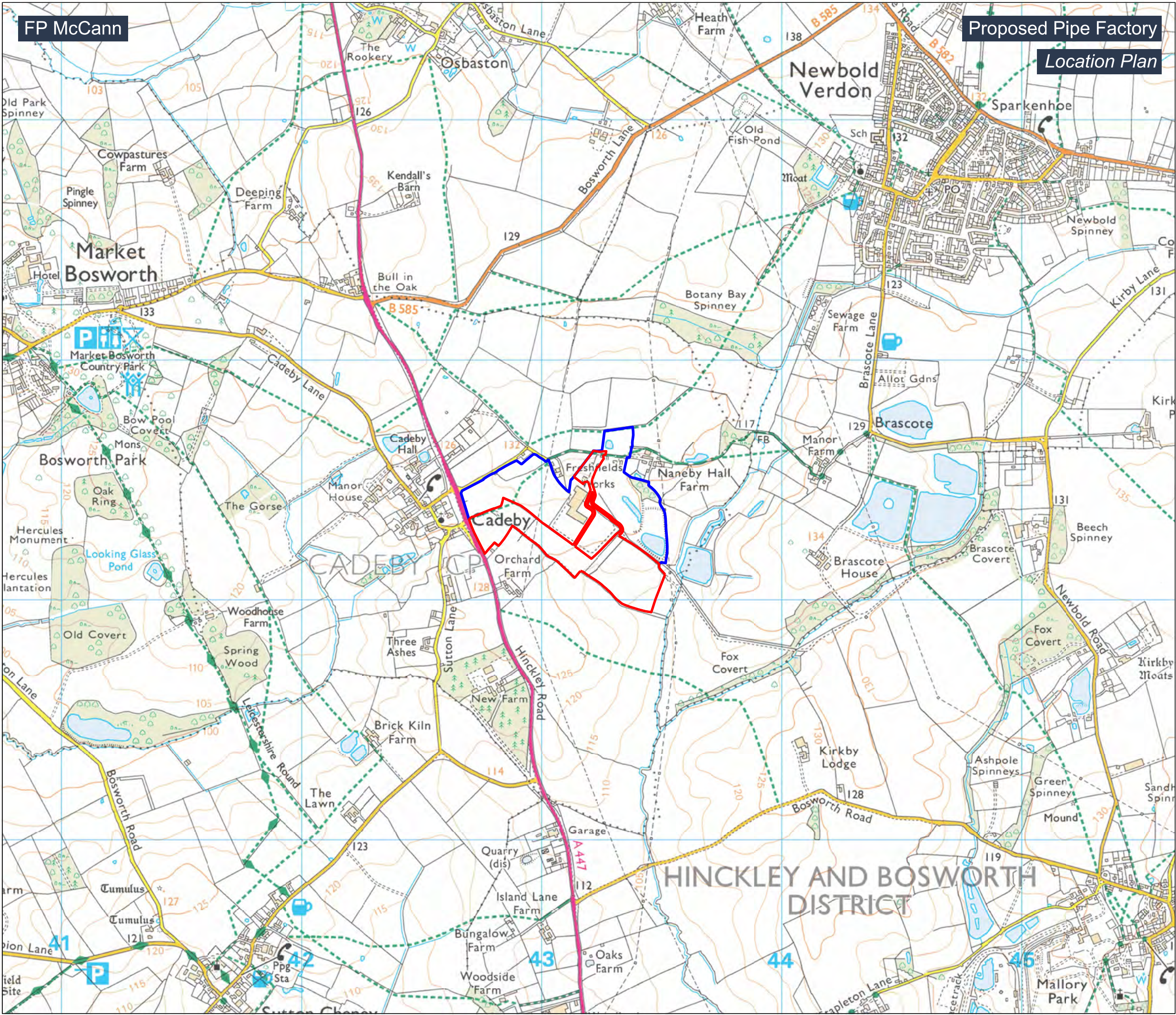
together with proposals for landscape and ecological enhancement would aid in mitigating adverse effects and in maintaining and enhancing landscape structure and connectivity. A Moderate Adverse overall Significance of Effect at the immediate Site level is judged, which is Not Significant,

- 8.7 The production of ZTV information, combined with desktop and Site survey works to identify potential visual receptors of both the existing Site and the Proposed Development have identified a series of key areas of potential visibility (Assessment Zones 1 to 3). While the calculated ZTV for the Proposed Development covers a moderate land area, due to screening afforded by mature peripheral vegetation, along with the existing FP McCann Depot buildings, its external curtilage and existing roadside bunding (A447 Hinckley Road and Brascote Lane), the potential for actual views is restricted and the Site is generally visually contained. The gently undulating topographic landscape strengthens the ability for intervening landscape features to combine to screen proposed new built development. Due to proximity, it is considered that the Proposed Development would appear within the natural visual curtilage of the existing FP McCann Depot and land use parcel and would not be perceived as a significant lateral or vertical extension. New built form principally being some 3 to 5m lower than existing buildings within the FP McCann site, other than the central section of the proposed tile manufacturing building, which has a limited footprint. This section of building extending some 5m above the existing buildings.
- 8.8 Within the defined study area, a number of potential visual receptor types/groups exist. These include occupants of residential properties (both urban and isolated), users of PROW, visitors to promoted sites and facilities, transient users of roadways, and users of commercial and industrial properties.
- 8.9 The Sensitivity to change of these receptors varies from Low to High. The Magnitude of the Proposed Development within many locations could be assessed as high due to the nature of the specific proposals, however due to the nature and scale of views, the existing adjoining FP McCann Depot and the generally contained nature of the Site, it's maximum predicted Magnitude is assessed as Medium adverse, resulting in a maximum Significance of Effect of Moderate Adverse, which is Not Significant. It is noted that this Moderate Adverse Effect is assessed from 3 of the 35 identified visual receptor locations.
- 8.10 With respect to mitigation measures, the Proposed Development incorporates 3.81Ha of land which is dedicated to biodiversity enhancement, occupying a single field parcel to the south

west of the Site. Wider site boundaries will be strengthened through supplementary planting works, with the purpose of providing supplementary low level visual mitigation and screening of new development, along with the strengthening of existing and addition of new connected vegetative corridors, landscape and ecological features. An objective of this being to ensure the Site is able to achieve Biodiversity Net Gain (BNG).

- 8.11 We assess that no visual receptors will receive a Significant Adverse Visual Impact associated with the Proposed Development.
- 8.12 We therefore consider that the Proposed Development for the extension of operations at FPC McCann Cadeby Depot, to include the construction and operation of a pipe manufacturing facility, together with associated product storage, access, circulation and landscaping, would Not result in Significant Adverse Landscape or Visual Effects, and can be successfully accommodated and absorbed within its immediate industrial and wider rural landscape and visual setting.
- 8.13 In respect of landscape orientated planning policy within the Hinckley and Bosworth Borough Local Plan 2006 to 2026 the application proposes 3.81 hectares of peripheral landscaping and the retention and enhancement of ecological habitat. These proposals being in accordance and supporting Core Strategy CS Policy 20 – Green Infrastructure and also Hinckley and Bosworth Site Allocations and Development Management Policies DPD Policy DM4 – Safeguarding the Countryside and Settlement Separation. Opportunities for the enhancement of Biodiversity being provided by both the retention of site habitat and the new establishment of areas of grassland, wetland, hedgerow and tree planting, of native species which also allow the creation of new habitat and the strengthening of linkages and corridor connections for wildlife in accordance with Policy DM6 – Enhancement of Biodiversity and Geological Interest of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD.

## **Appendix A: LVIA Drawings & Photosheets**



# LEGEND

Application Site Boundary

Other Land Under the Control of the Applicant

PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
Location Plan

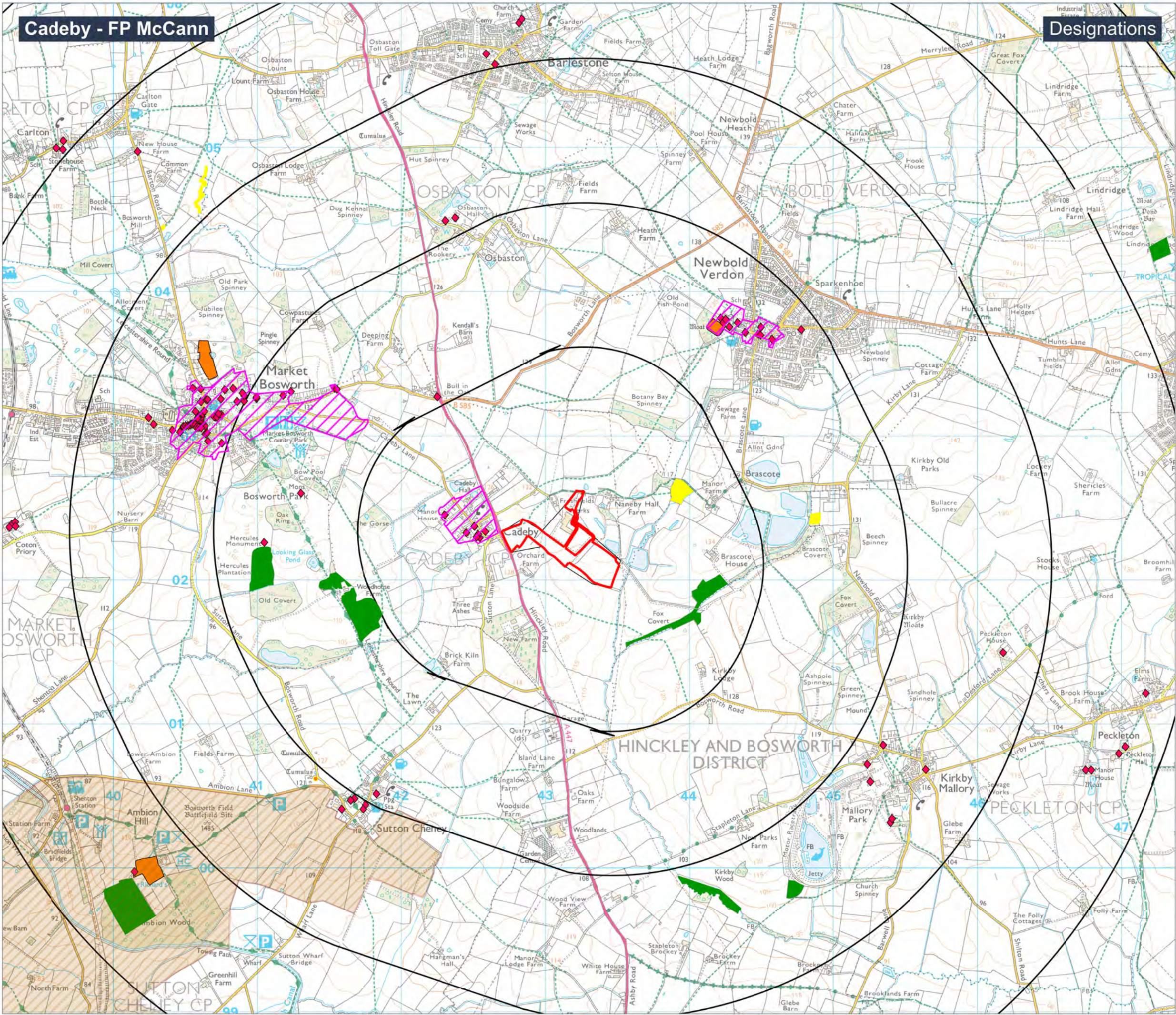
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KD.FPPF.1.D.001

DATE:  
December 2024

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Cadeby - FP McCann

Designations

## LEGEND

-  Application Site Boundary
-  Scheduled Ancient Monument
-  Ancient Woodland
-  Listed Buildings
-  Ancient Battlefield
-  Local Wildlife Sites
-  Conservation Areas



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
Designations

REF NO:  
KD.FPPF.1.D.005

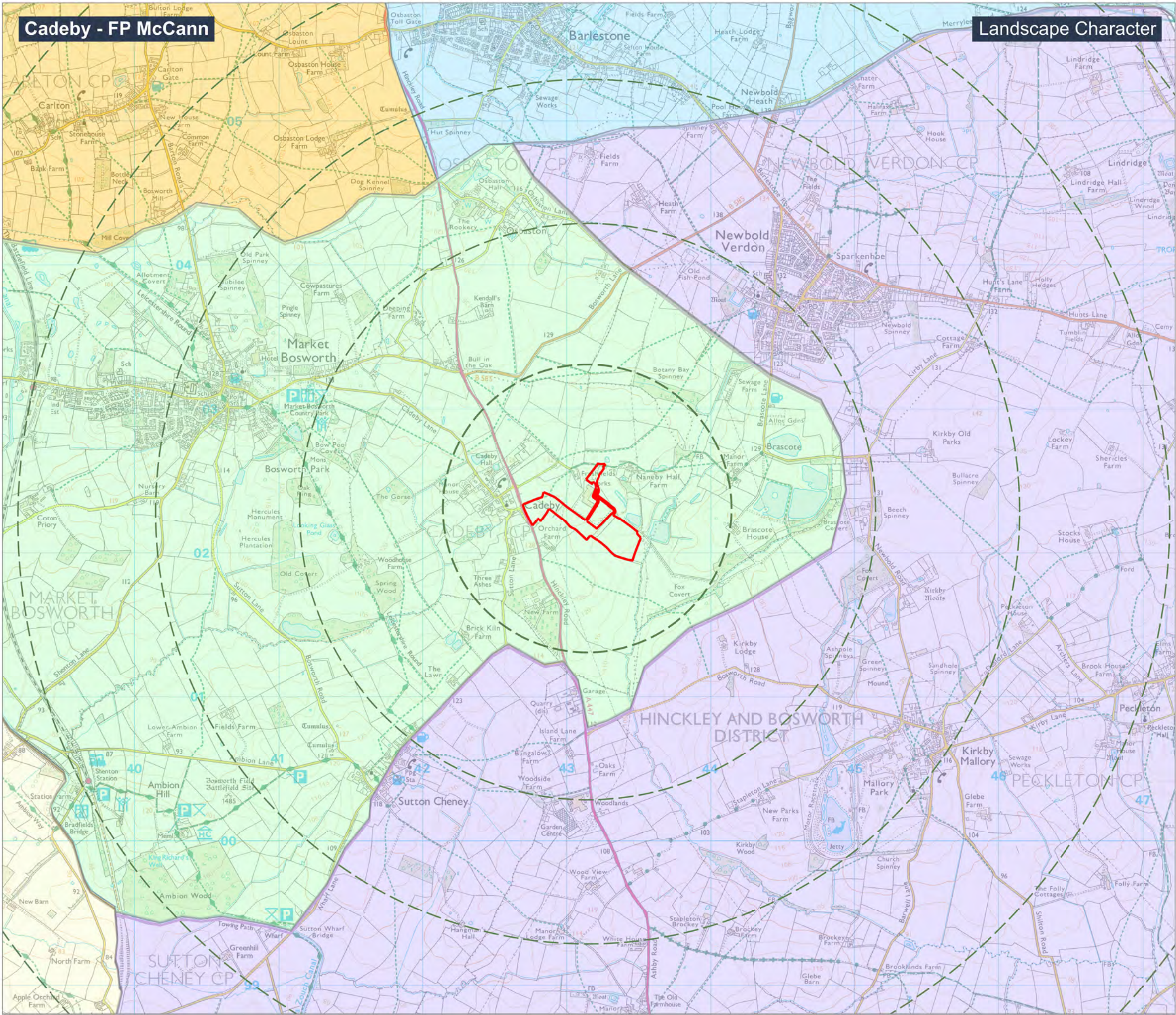
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Cadeby - FP McCann

Landscape Character

## LEGEND

- Application Site Boundary
- 1km Distance Banding
- Agricultural Parkland
- Lowlands
- Rolling Farmland
- Settled Forest Hills
- Village Farmlands



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
Landscape Character

REF NO:  
KD.FPPF.1.D.006

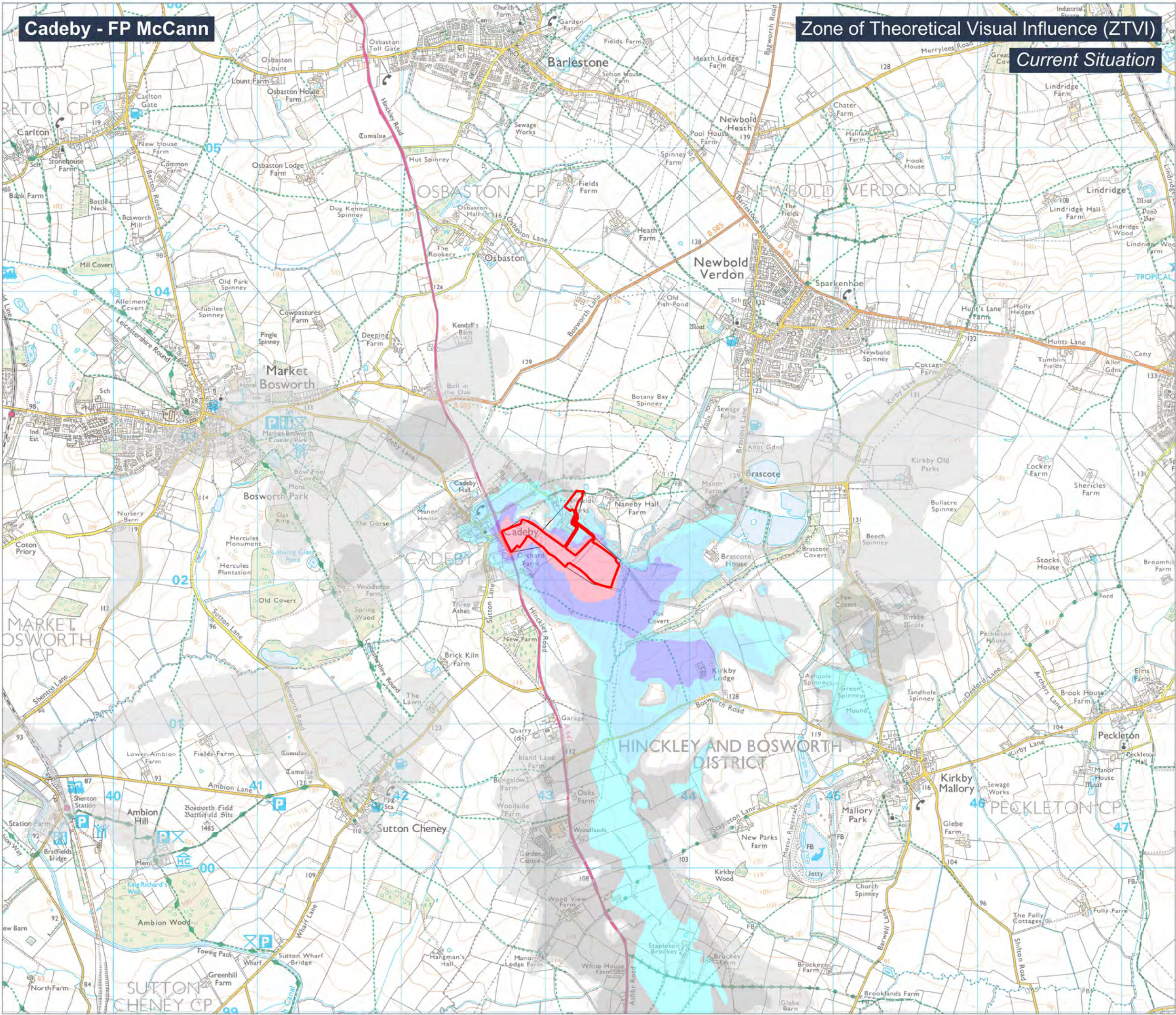
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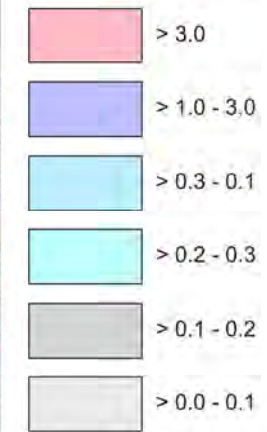
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## LEGEND

Application Site Boundary

### Zones of Theoretical Visibility



Areas with a higher magnitude of impact

Areas with a lower magnitude of impact

The vertical angle is the sectional angle the site forms when viewed from a specific location. The edge of the coloured area defines the visual envelope within the Local Study Area.

This computer method helps define the measure of visual impact the proposed scheme might have by linking potential visual impact to the vertical angle subtended at the viewpoint by the top and bottom extremities of the area being viewed. This gives a measure of how much of a given field of view is occupied by the area when viewed from different locations. This method automatically takes into account what effect distance has on impact (i.e. an object close to the viewer occupies a far greater vertical angle than something hundreds of metres away).

The computation also takes account of the curvature of the earth. The ZVI values were calculated on a 25m grid across the study area and points of the same value were linked to produce 'contours' of potential 'visual magnitude'. The 'actual' Zone of Visible Influence will therefore be modified by the effects of intervening woodland, hedgerows, buildings, and minor landform features.

\*Please refer to Appendix B for detailed methodology



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
ZTVI - Current Situation

REF NO:  
KD.FPPF.1.D.007

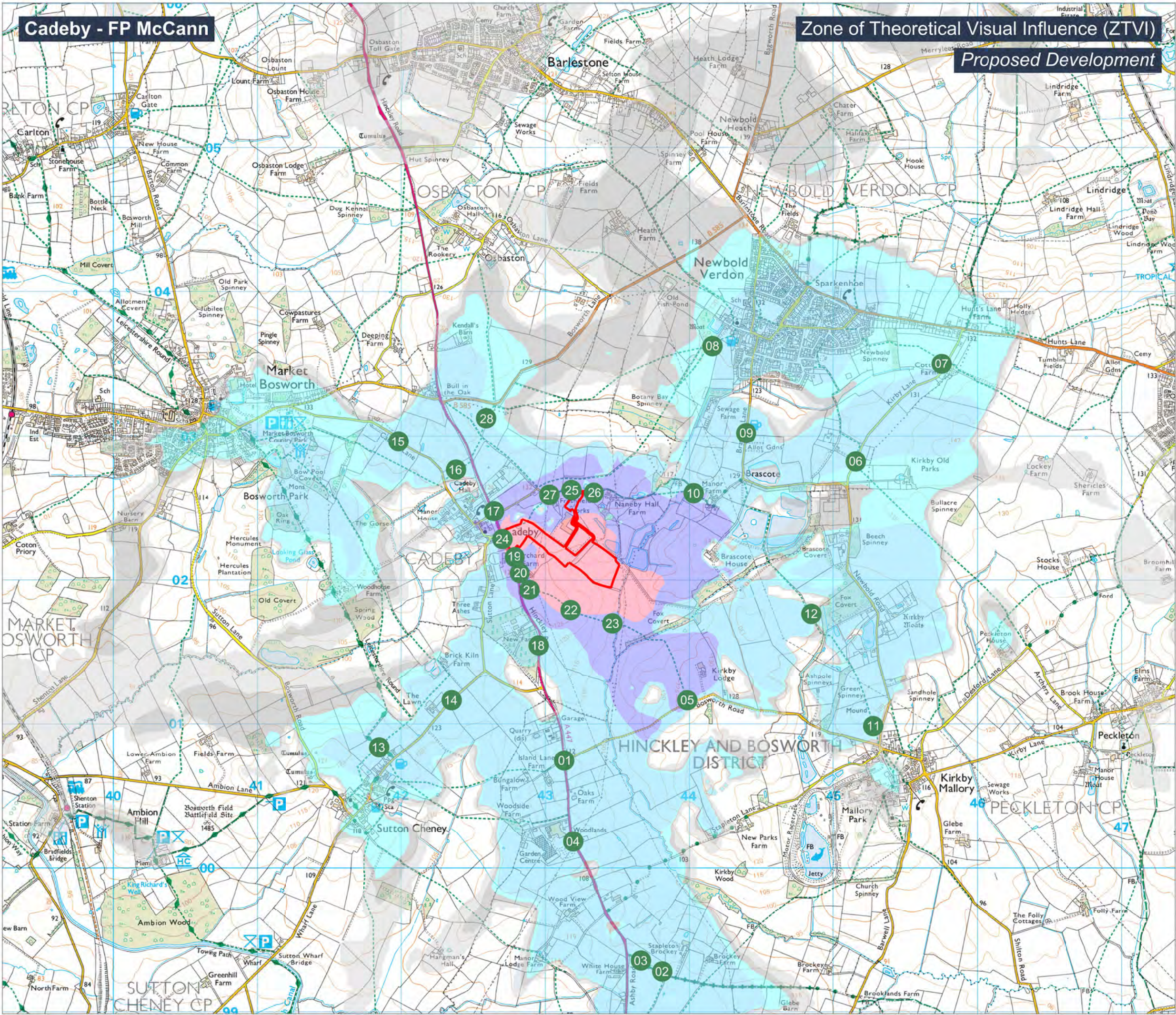
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## LEGEND

Application Site Boundary

01 Representative Visual Receptor Viewpoint Locations

Zones of Theoretical Visibility

> 3.0

> 1.0 - 3.0

> 0.3 - 0.1

> 0.2 - 0.3

> 0.1 - 0.2

> 0.0 - 0.1

Areas with a higher magnitude of impact

Areas with a lower magnitude of impact

The vertical angle is the sectional angle the site forms when viewed from a specific location. The edge of the coloured area defines the visual envelope within the Local Study Area.

This computer method helps define the measure of visual impact the proposed scheme might have by linking potential visual impact to the vertical angle subtended at the viewpoint by the top and bottom extremities of the area being viewed. This gives a measure of how much of a given field of view is occupied by the area when viewed from different locations. This method automatically takes into account what effect distance has on impact (i.e. an object close to the viewer occupies a far greater vertical angle than something hundreds of metres away).

The computation also takes account of the curvature of the earth. The ZVI values were calculated on a 25m grid across the study area and points of the same value were linked to produce 'contours' of potential 'visual magnitude'. The 'actual' Zone of Visible Influence will therefore be modified by the effects of intervening woodland, hedgerows, buildings, and minor landform features.

\*Please refer to Appendix B for detailed methodology



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
ZTVI - Proposed Development

REF NO:  
KD.FPPF.1.D.008

DATE:  
January 2025

SCALE:  
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STATUS:  
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Representative Photographic Receptor Viewpoints



Viewpoint 01: View from Bedworth Road - looking north from a distance of ~1.22km from the Site



Viewpoint 02: View from Byway ref T76A, adjacent to Footpath ref T77 at Stapleton Brockley - looking north from a distance of ~2.7km from the Site

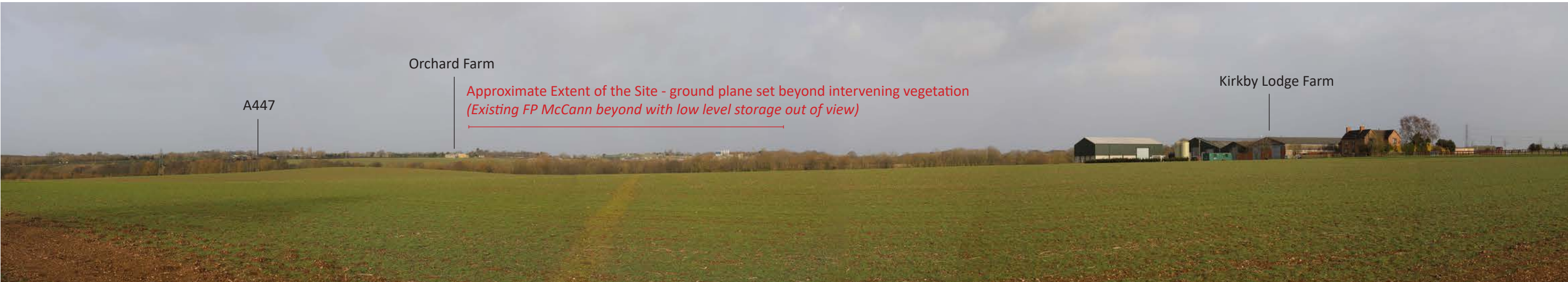


Viewpoint 03: View from Byway ref T76A Road, adjacent to Footpath ref T77 at Stapleton Brockley - looking north from a distance of ~2.5km from the Site

# Representative Photographic Receptor Viewpoints



**Viewpoint 04:** View from Ashby Road (A447), south of Wyvale & Mountain Warehouse Leicester - looking north from a distance of ~2.1km from the Site



**Viewpoint 05:** View from Bedworth Road at Footpath ref S65 , adjacent to access to Kirkby Lodge Farm - looking north from a distance of ~975km from the Site



**Viewpoint 06:** View from Kirkby Lane within proximity to Footpath ref S26 - looking south west from a distance of ~1.75km from the Site

Representative Photographic Receptor Viewpoints



**Viewpoint 07:** View from Kirkby Lane / Footpath ref R95 to the south of ), south of Newbold Verdon - looking south west from a distance of ~2.65km from the Site

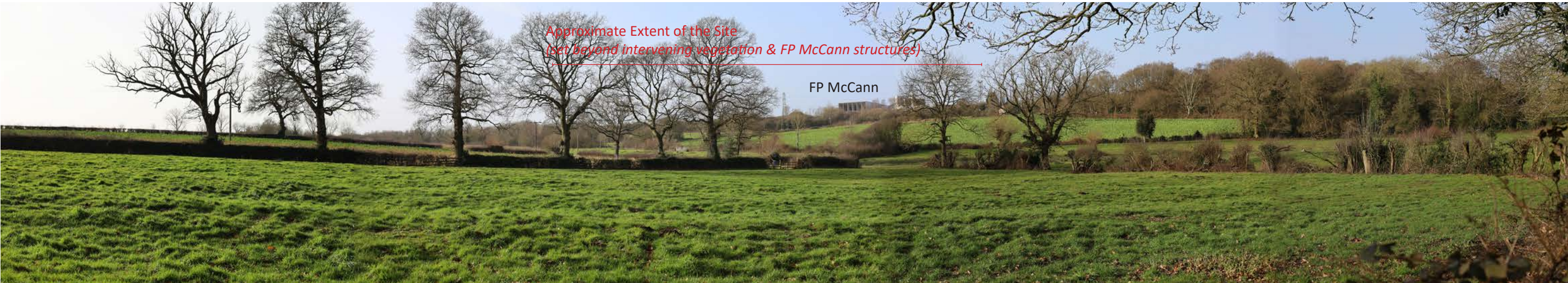


**Viewpoint 08:** View from Footpath ref S16, south west of Newbold Verdon - looking south west from a distance of ~1.7km from the Site



**Viewpoint 09:** View from Bedworth Road - looking north from a distance of ~1.27km from the Site

# Representative Photographic Receptor Viewpoints



**Viewpoint 10:** View from Bridleway ref S25 , adjacent to access to Holly House Farm - looking south west from a distance of ~750m from the Site



**Viewpoint 11:** View from Footpath ref S26 - looking north west from a distance of ~2.0km from the Site



**Viewpoint 12:** View from Footpath ref S26 - looking north west from a distance of ~1.3km from the Site

Representative Photographic Receptor Viewpoints



Viewpoint 13: View from Footpath ref 63 / Footpath ref 73 , north west of Sutton Cheney - looking north east from a distance of ~1.8km from the Site



Viewpoint 14: View from Main Street, north of Sutton Cheney - looking north west from a distance of ~1.2km from the Site



Viewpoint 15: View from Cadeby Lane, west of Cadeby - looking south east from a distance of ~700m from the Site

# Representative Photographic Receptor Viewpoints



**Viewpoint 16:** View from Footpath ref S58, immediately west of Cadeby - looking south east from a distance of ~600m from the Site



**Viewpoint 17:** View from the A447, opposite the Brascote Lane junction - looking west from a distance of ~215m from the Site



**Viewpoint 18:** View from the A447 Hinckley Road - looking north / north east from a distance of ~500m from the Site

Representative Photographic Receptor Viewpoints



**Viewpoint 19:** View from A447 Hinckley Road / gap in hedgerow immediately to the south of Highfield House - looking north / north west from a distance of ~180m from the Site



**Viewpoint 20:** View from the A447 Hinckley Road / access to the Orchard Farm complex, opposite the Brascote Lane junction - looking north / north west from a distance of ~250m from



**Viewpoint 21:** View from Footpath ref S65, south west of the Orchard Farm complex - looking north / north east from a distance of ~290m from the Site

Representative Photographic Receptor Viewpoints



Viewpoint 22: View from Footpath ref S65, south west of the Orchard Farm complex - looking north from a distance of ~300m from the Site

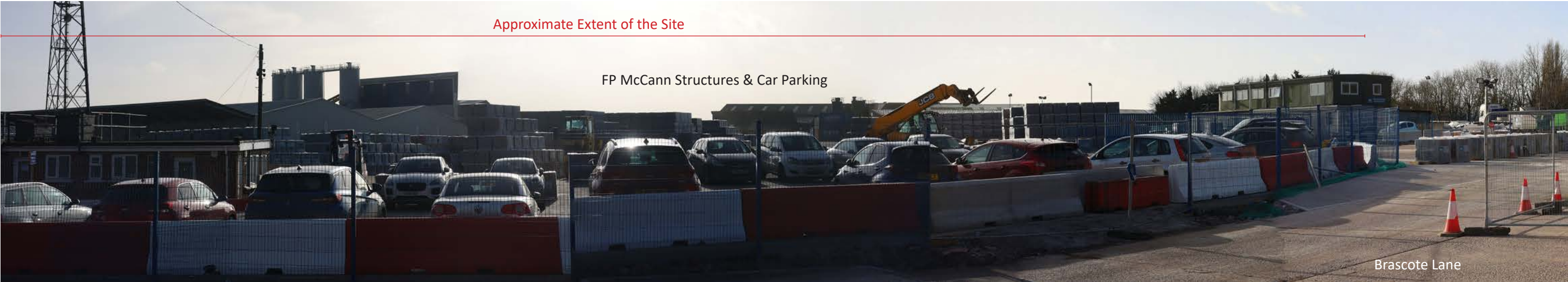


Viewpoint 23: View from Footpath ref S65, south west of the Orchard Farm complex - looking north / north west from a distance of ~250m from the Site



Viewpoint 24: A447 Hinckley Road at access slip road to Cadeby village - looking north / north east from a distance of ~18m from the Site (proposed Biodiversity Enhancement Area / field)

Representative Photographic Receptor Viewpoints



Viewpoint 25: View from Brascote Lane at the existing FP McCann depot car parking and access area - looking south towards the Site



Viewpoint 26: View from Brascote Lane at Naneby Hall Farm / Cottages - looking south from a distance of ~340m from the Site



Viewpoint 27: View from Brascote Lane - looking south / south east from a distance of ~390m from the Site

# Representative Photographic Receptor Viewpoints



**Viewpoint 28:** View from Footpath ref. S58 - looking west / south west from a distance of ~710m from the Site



## Appendix B: Methodology

## APPENDIX B METHODOLOGY

### Assessment Approach

1. This assessment makes use of the methodology as set out within the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition published jointly by The Landscape Institute and Institute of Environmental Management and Assessment, 2013, as well as those as set out within the Landscape Character Assessment. Guidance for England and Scotland published jointly by The Countryside Agency and Scottish Natural Heritage, 2002.
2. GLVA 3 defines the definition of what the term 'landscape' means. Paragraph 2.2 states Since the European Landscape Convention (ELC) in 2002 which the UK has signed and ratified, the ELC adopts a definition of landscape that is now being widely used in many different situations and is adopted in this guidance: 'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000). GLVA 3 carries on to state that the inclusive nature of landscape was captured there [GLVA 2] in a paragraph stating that: *Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us. People's perceptions turn land into the concept of landscape. (Swanwick and Land Use Consultants, 2002: 2)*
3. The assessment process is intended to provide an objective method of establishing the significance of effect of a proposed development on an areas landscape character and visual amenity. The sensitivity nature of landscape receptors to change, combines with a judgement of the magnitude or nature of effect a particular development is likely to cause, to provide an assessment of the potential significance of effect the proposed development may have on local landscape character and visual amenity.
4. GLVA 3 at paragraph 5.1 defines the assessment of landscape effects as being: *An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*
5. GLVA 3 at paragraph 6.1 defines the assessment of visual effects as being: *An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.*

6. This study identifies and evaluates and quantifies the main landscape and visual effects associated with the proposed development are quantified, however the nature of landscape and visual impact assessment requires interpretation by professional judgement. In order to provide a level of consistency to the assessment, the prediction of magnitude and assessment of significance of the residual landscape and visual impacts have been based on pre-defined criteria.

### **Landscape and Visual Baseline**

7. GLVA 3 at paragraph 3.15 states that the initial step in LVIA is to establish the baseline landscape and visual conditions. The information collected will, when reviewed alongside the description of the proposed development, form the basis for the identification and description of the changes that will result in the landscape and visual effects of the proposal: *For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected - its constituent elements, its character and the way this varies spatially, its geographic extent, its history..., its condition, the way the landscape is experienced, and the value attached to it. For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.*

### **Establishing the Landscape Baseline**

8. GLVA 3 at paragraph 5.3 states that Baseline studies for assessing landscape effects require a mix of desk study and fieldwork to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it. They should also deal with the value attached to the landscape.
9. In addition, GLVA 3 at paragraph 5.4 states *that In rural landscapes..., Landscape Character Assessment (LCA) is the key tool for understanding the landscape and should be used for baseline studies. There is a well-established and widely used method for LCA, which is set out in current guidance documents. This should be used to identify and describe: The elements that make up the landscape in the study area, including*
  - *physical influences - geology, soils, landform, drainage and water bodies;*
  - *land cover, including different types of vegetation and patterns and types of tree cover;*
  - *the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of fields and enclosure;*
  - *the aesthetic and perceptual aspects of the landscape - such as, for example, its scale, complexity, openness, tranquillity or wildness;*
  - *the overall character of the landscape in the study area, including any distinctive Landscape Character Types or areas that can be Identified, and the particular combinations of elements and aesthetic and perceptual aspects*

*that make each distinctive, usually by identification as key characteristics of the landscape.*

### **Establishing the Visual Baseline**

10. With regard to the Visual Baseline the assessment process concentrates on the publicly accessible areas. To this end a series of viewpoints were selected for use in verifying the potential effects of the proposed development upon the visual amenity of the study area.
11. GVLA 3 at paragraph 6.20 states, the selection of the final viewpoints used for the assessment should take account of a range of factors, including:
  - the accessibility to the public;
  - the potential number and sensitivity of viewers who may be affected;
  - the viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation;
  - the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
  - the view type (for example panoramas, vistas and glimpses);
  - the potential for cumulative views of the proposed development in conjunction with other developments.
12. Typically, receptors considered to be representative of viewpoints within the study area include:
  - Residential receptors;
  - Recreational/leisure receptors including anglers, walkers, water users and cyclists; and
  - Road and rail users.
13. GVLA 3 at paragraph 6.24 states that the visual baseline should focus on information that will help to identify significant visual effects.... *A baseline report should combine information on:*
  - *the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in;*
  - *the location, nature and characteristics of the chosen representative, specific and illustrative viewpoints, with details of the visual receptors likely to be affected at each;*
  - *the nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view;*
  - *the visual characteristics of the existing views, for example the nature and extent of the skyline, aspects of visual scale and proportion, especially with respect to any particular horizontal or vertical emphasis, and any key foci;*
  - *elements, such as landform, buildings or vegetation, which may interrupt,*

*filter or otherwise influence the views.*

14. GLVA 3 at paragraph 6.3 states that Baseline studies for visual effects should establish..., *the area in which the development may be visible, the different groups of people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points. Where possible it can also be useful to establish the approximate or relative number of different groups of people who will be affected by the changes in views or visual amenity, while at the same time recognising that assessing visual effects is not a quantitative process. In addition, GLVA 3 at paragraph 6.4 also states that These factors are all interrelated and need to be considered in an integrated way rather than as a series of separate steps...*
15. GLVA 3 at paragraph 6.6 states that *Land that may potentially be visually connected with the development proposal - that is, areas of land from which it may potentially be seen - must be identified and mapped at the outset.... Visibility mapping is an important tool in preparing the visual effects baseline but does not in its own right identify the effects. It can also play an important part in the different stages of the iterative design process. It can, for example, contribute to the early stages of site design and assessment to determine the potential visibility of a site.... It can also be used to help in the consideration of concept layout and design alternatives in response to the potential visibility of different options.*

### **The Assessment Process**

16. GLVA 3 at paragraph 4.16 states that *the characteristics of projects, and hence the possible landscape and visual effects they may have, are likely to vary throughout the life of the project. The construction, operation, decommissioning and restoration/reinstatement phases of a development are usually characterised by quite different physical elements and activities. A separate, self-contained description of the development at each stage in the life cycle is therefore needed to assist in understanding the scheme and then in prediction of landscape and visual effects.*
17. The landscape and visual assessment process consists of a number of stages as set out below:
  - Identification of the source/aspects of the development likely to give rise to effects during the different stages in the life of the project (construction, operation, decommissioning and restoration phases).
  - Identification of components/receptors most likely to be affected by the development (this will vary during the different stages in the life of the project).
  - Description of the interaction of the receptors with aspects of the development (this will vary during the different stages in the life of the project).

- Assessment of the Nature of the Landscape and Visual Receptors (Sensitivity) in relation to the identified aspects of the development.
- Assessment of the Nature or Magnitude of Effects in light of both the primary and secondary Mitigation Measures adopted (see below).
- Assessment of the Significance of Residual Effects. Nature or Sensitivity of Landscape Receptors

### **Nature of Sensitivity of Landscape Receptors**

18. Assessment of receptor sensitivity involves an evaluation of the 'Nature of the Receptor' (Sensitivity), in respect of the identified aspects of the development likely to give rise to effects. The receptors Sensitivity is considered to be dependent upon the susceptibility to change of the receptor with respect to the permitted or proposed development and on the value attached to either the landscape (landscape assessment) or view (visual assessment).
19. Susceptibility to change can be defined as being the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
20. The Value of a landscape or view can be defined as consisting of a number of factors that help identify how a particular landscape can be valued. This can include, but not limited to:
  - It's quality or condition as a measure of the physical state of the landscape. Scenic quality used to describe landscapes that appeal primarily to the senses (primarily visual).
  - Rarity or the presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
  - Representativeness and whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
  - Planning Designations and Conservation Interests where value attached to particular landscapes are recognised through International, National or Local designations including the presence of features of wildlife, earth science or archaeological, historical or cultural interest which can add to the value of the landscape.
  - Recreational Value where the physical experience of the landscape is important.
  - Perceptual Aspects where a landscape may be valued for its perceptual qualities, such as wildness and/or tranquillity.

- Physical or Literary Indicators/Associations where landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area, or the value attached to particular locations/views are recognised, for example through appearances in guidebooks or on tourist maps, or the provision of facilities for their enjoyment such as parking places, sign boards and interpretive material.
21. Criteria used to determine the degree of susceptibility of landscape receptors to change and their perceived value are given below in Tables A-1 and A-2 respectively. NOTE: These scales are generic and therefore capable of being modified by the type of development being assessed, including size, scale and distance.
22. An assessment was made of both susceptibility and value based on a five point textual scale: *Very Low, Low, Medium, High and Very High*. This information is then combined to arrive at an overall sensitivity of the receptor as a whole which is also expressed as a five-point textual scale *Very Low to Very High*. See Table A-5 below.

Table A-1: Criteria used to determine the Susceptibility of the Landscape Receptor

| Landscape Receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Susceptibility to Change                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Very open, expansive and cohesive landscapes with long views allowing views into and out of the landscape. Landscapes that are uncluttered with natural skylines without man made elements. Landscapes which retain a high degree of intactness, in very good condition and high quality which are not subject to change. Landscapes often associated with rural and/or a historic character and of cultural importance. These types of landscape may be subject to or contain various historic or nature conservation designations. Small scale landscape units with simple and / or complex components where a single development could change the receptor's character, | <p>Very High</p>  |
| Open cohesive landscapes with medium to long views allowing views into and out of the landscape. Landscapes that are generally uncluttered with mainly natural skylines without man made elements. Landscapes which retain a degree of intactness, in good condition and quality and which are infrequently subject to change. Landscapes may be associated with some degree of rural and/or a historic character and of cultural importance.                                                                                                                                                                                                                              |                                                                                                        |
| Complex rural landscapes and/or suburban areas with medium to distant scale views – containing both open and enclosed aspects generally intact and in good condition. Settlement and built form are elements of the landscape with few man- made structures such as power lines and telecommunication masts present.                                                                                                                                                                                                                                                                                                                                                       |                                                                                                        |
| Simple rural landscapes and/or suburban areas with local to medium scale views – containing both open and enclosed aspects somewhat intact and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| in medium condition. Settlement and built form common elements of the landscape with manmade structures such as power lines and telecommunication masts present.                                                                                                                                                                                                                                               |  |
| Dynamic, complicated landscapes in which change frequently occurs and generally in poor condition and no strong vernacular style. Long views are limited and often truncated. Landscapes may have complex skylines and/or dominated by man-made structures and subject to frequent change. These types of landscape are often, although not exclusively associated with industrial and/or urban areas/fringes. |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Very Low                                                                            |

Table A-2: Criteria used to determine the Value of the Landscape Receptor

| Landscape Receptor                                                                                                                                                                                                                                                                                                                                                                   | Susceptibility to Change                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Internationally valued landscapes such as World Heritage Sites, nationally valued landscapes (National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas or other equivalent areas).                                                                                                                                                                                 |  |
| Locally valued landscapes, for example local authority landscape designations or landscapes assessed as being of equivalent value (Special Landscape Areas), or strong presence other designations linked to historic, natural or cultural elements (Scheduled Ancient Monuments, Historic Parks and Gardens, Ancient Semi Natural Woodlands, Conservation Areas, Listed Buildings). |                                                                                       |
| Local landscapes that are not nationally or locally designated but are valued as a resource for recreation, outdoor activities and scenic value.                                                                                                                                                                                                                                     |                                                                                       |
| Local landscapes that are not nationally or locally designated, or judged to be of equivalent value, but are nevertheless valued at a community level.                                                                                                                                                                                                                               |                                                                                       |
| Degraded and industrial landscapes. Landscape dominated by commercial development and communications networks.                                                                                                                                                                                                                                                                       |                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                      | Very Low                                                                              |

### **Nature or Sensitivity of Visual Receptors**

23. As described in the previous section above, the nature or sensitivity of visual receptors is again dependent upon the susceptibility to change of the receptor with respect to the proposed development and on the value attached to the view.
24. These two aspects can include a number of factors such as:
  - a. Location and context of the viewpoint;
  - b. Expectation, occupation or activity of the receptor;
  - c. The value placed on the landscape within which the receptor is located
  - d. The importance of the view (which may be determined with respect to its popularity or numbers of people affected, its appearance in guidebooks, on tourist maps and in the facilities provided for its enjoyment); and
  - e. Whether the receptor is static or transitory and likely speeds they are likely to be travelling in relation to the latter.
25. Those receptors most susceptible to change include local residents, particularly those dwellings that have been designed to maximise views across the surrounding landscape, such as large gardens, patios, conservatories, picture windows etc. Other highly susceptible receptors include users of outdoor recreational facilities including strategic recreational footpaths and cycleways, Open Access Areas and other Rights of Way, where their attention is likely to be focused on the landscape and/or important landscape features with physical, cultural or historic attributes. Users of viewpoints of importance to the setting or enjoyment of residential environments or located at beauty spots or picnic areas may also be highly susceptible to change.
26. Those receptors less likely to be susceptible to change include pedestrians not focused on the landscape or views and people travelling through the landscape on roads, trains or other transport routes.
27. Those receptors considered to have the least susceptible to change include people engaged in outdoor sports or other activity based recreation, or those focused on work activities.
28. Criteria used to determine the degree of susceptibility of visual receptors to change and their perceived value are given below in Tables A-3 and A-4 respectively. NOTE: These scales are generic and therefore capable of being modified by the type of development being assessed, including size, scale and distance.

Table A-3: Criteria used to determine the Susceptibility of Visual Receptor Groups

| Receptors                                            |                                              | Comments                                                                                                                                                                                                                                                 | Susceptibility |
|------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Residential Buildings                                |                                              |                                                                                                                                                                                                                                                          |                |
| Housing/Isolated dwellings/ Farms                    | Ground Floor/ Upper Floors/ Gardens          | Containing windows on ground or upper floors designed to take advantage of specific views, such as living rooms, dining rooms and/or kitchens where people may spend significant periods of waking time. Gardens likely to be used for leisure purposes. | High           |
| Other Buildings                                      |                                              |                                                                                                                                                                                                                                                          |                |
| Schools                                              | Classrooms                                   | Windowsill heights often limit views out of classrooms                                                                                                                                                                                                   | Medium         |
|                                                      | Grounds/ Playing Fields                      | Primarily sport orientated but may have views out towards countryside                                                                                                                                                                                    | Medium         |
| Hospitals                                            | Wards                                        | Windowsill heights often limit views out of wards                                                                                                                                                                                                        | Medium         |
|                                                      | Grounds                                      | Some wards may have windows designed to exploit particular views.                                                                                                                                                                                        | Medium         |
| Places of Worship and Public/ Guest Houses/ Hotels   | Ground Floor, Upper Floors, Gardens/ Grounds | Unlikely to be particularly sensitive to off-site views but may include grounds/gardens for outdoor activities and/or enjoyment.                                                                                                                         | Medium         |
| Commercial Premises                                  |                                              |                                                                                                                                                                                                                                                          |                |
| Industrial Units                                     |                                              | Unlikely to be sensitive to off-site views                                                                                                                                                                                                               | Very Low       |
| Retail Units and Offices                             |                                              | Unlikely to be overly sensitive to off-site views but may contain aspects where outward looking views are possible.                                                                                                                                      | Low            |
| Transport/ Recreational Routes/ Public Open Space    |                                              |                                                                                                                                                                                                                                                          |                |
| Footpaths, Bridleways, Commons and Open Access Areas |                                              | Rural paths/bridleways heavily influenced by residential areas and/or major transport routes and/or with limited views used for general recreational access to the open countryside.                                                                     | Low            |
|                                                      |                                              | Rural paths/bridleways used for general recreational purposes capable of gaining views across open countryside.                                                                                                                                          | Medium         |
|                                                      |                                              | Rural paths/bridleways/open access land used for general recreational                                                                                                                                                                                    | High           |

|                                                                                    |                                                                                             |                                                                                                                                                                                                                                          |                  |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                                                                    |                                                                                             | purposes capable of gaining elevated views across open countryside or subject to additional levels of designation such as AONBs or NSAs.                                                                                                 |                  |
|                                                                                    |                                                                                             | Rural paths/bridleways/open access land used for general recreational purposes capable of gaining elevated views across open countryside and within promoted landscapes or subject to additional high levels of designation such as NPs. | <b>Very High</b> |
| <b>Public Open Space- Rivers/ Urban Parks/ Golf Clubs/ Car Parks/ Beaches etc.</b> |                                                                                             | Open Space that is primarily used for sporting activities and subject to intermittent use.                                                                                                                                               | <b>Low</b>       |
|                                                                                    |                                                                                             | Open Space that is primarily used for sporting activities and subject to continuous daily use.                                                                                                                                           | <b>Medium</b>    |
|                                                                                    |                                                                                             | Public Open Space that may have views out towards the open countryside and subject to continuous daily use.                                                                                                                              | <b>High</b>      |
| <b>Cycleway/ Roads/ Railway</b>                                                    | <b>National Cycle Routes</b>                                                                | Roads and/or tracks within a rural location and promoted as a national route for the enjoyment of the open countryside and to take in panoramic views                                                                                    | <b>High</b>      |
|                                                                                    | <b>Unclassified/ Minor Roads/ Local Rail Network/ Private Drives</b>                        | Rural location and relatively slow traffic speeds, possibly in conjunction with greater use by cyclists or walkers may influence sensitivity to visual impacts.                                                                          | <b>Medium</b>    |
|                                                                                    | <b>Unclassified/ Minor Roads/ main Roads/ Trunk Roads/ Motorways/ High Speed Rail links</b> | Traffic speed and primary use likely to limit sensitivity to visual effects.                                                                                                                                                             | <b>Low</b>       |

**Table A-4: Criteria used to determine the Value of Visual Receptor Groups**

| Visual Receptor/ Nature of View                                                                                                                                                                                                                                                                             | Value                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Open and long range views associated with promoted landscapes, public viewpoint associated with heritage assets, coastlines etc. Close range views associated with historical and or townscape settings. Views over designated landscapes and landscapes with international/national cultural associations. | <p><b>Very High</b></p>  <p><b>Very Low</b></p> |
| Open, generally unrestricted long range views over open countryside, seascapes or open parkland including public open space, open access land and footpaths and/or with local/national cultural associations.                                                                                               |                                                                                                                                    |
| Partially restricted and/or oblique views over open countryside, seascapes or parkland. Partially restricted or oblique views of open streetscapes, avenues and boulevards and/or with local cultural associations.                                                                                         |                                                                                                                                    |
| Restricted and/or oblique views over open countryside, seascapes or parkland. Restricted or oblique views of narrow streetscape, truncated views of urban built environments or longer distant views over Industrial/ commercial landscapes communications networks etc.                                    |                                                                                                                                    |
| Very restricted views over open countryside, seascapes or parkland. Restricted views over very degraded rural landscapes and/or close range views of industrial/ commercial landscapes.                                                                                                                     |                                                                                                                                    |

29. As with the Nature of Landscape Receptors described above, an assessment of the Nature or Sensitivity of Visual Receptors was made of both susceptibility and value based on a five point textual scale: Very Low, Low, Medium, High and Very High. This information is then combined to arrive at an overall sensitivity of the receptor as a whole which is also expressed as a five-point textual scale Very Low to Very High. See Table A-5 below.

**Table 5 A-5: Landscape and Visual Receptors: Overall Nature of Receptor (Sensitivity)**

|  |                  | Value of the Landscape/ Visual Receptor |           |        |        |          |
|--|------------------|-----------------------------------------|-----------|--------|--------|----------|
|  |                  | Very High                               | High      | Medium | Low    | Very Low |
|  | <b>Very High</b> | Very High                               | Very High | High   | Medium | Medium   |
|  | <b>High</b>      | Very High                               | High      | High   | Medium | Medium   |

|                                                          |                 |        |        |        |        |          |
|----------------------------------------------------------|-----------------|--------|--------|--------|--------|----------|
| <b>Susceptibility of the Landscape/ Visual Receptor.</b> | <b>Medium</b>   | High   | High   | Medium | Medium | Low      |
|                                                          | <b>Low</b>      | High   | Medium | Medium | Low    | Low      |
|                                                          | <b>Very Low</b> | Medium | Medium | Low    | Low    | Very Low |

### **Nature or Magnitude of Change**

30. Following an assessment of the nature or sensitivity of the landscape/visual receptor an assessment was made of the nature or magnitude of effects associated with the proposed development. Those elements of the development that may affect landscape character and visual amenity can be defined as occurring during two main stages of the development and can be either associated with direct or indirect effects.
31. Direct and indirect effects on the landscape and visual amenity of an area potentially affected by the development can be defined as comprising:
32. Direct physical changes to the actual fabric of the landscape, including loss or changes to individual elements such as landform, agricultural fields, trees, hedges, ditches, paths etc.
33. Direct or indirect effects caused by the development to the overall character of the landscape and changes to the key characteristics that help define and create the distinctiveness of the local landscape, including aesthetic and/or perceptual aspects.
34. In relation to those elements of the development that may affect landscape character and visual amenity during two main stages of the development occur either:
  - During the operational life of the quarry, including site preparation works and
  - Following progressive and/or final restoration.
35. Differing components of the development will cause differing and varying levels of effect during these two stages of the development.
36. Those components of the development most likely to affect landscape character and visual amenity are identified and an assessment made as to likely interactions between the landscape and visual receptors identified and these components.
37. The level of interaction identified enables an assessment to be made as to the

nature, or magnitude of effects associated with those aspects of the development as identified.

38. In relation to Magnitude of effects GVLA 3 at paragraph 5.48 states that Each effect on landscape receptors needs to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.
39. The assessments in relation to Size/Scale is expressed in terms of Neutral or Very Small or Small or Medium or Large or Very Large; Geographical Extent is expressed in terms of Neutral or Very Small or Small or Medium or Large or Very Large; Duration is expressed as either Short or Medium or Long or Permanent; and Reversibility is expressed as either Fully or Partially or Permanent.
40. These results were then combined to arrive at an evaluation of the overall nature or magnitude of effects on individual receptors or character areas/types. The effects were considered according to whether they were adverse, neutral or beneficial. These effects were again based on a five point textual scale: Very Low, Low, Medium, High and Very High.
41. The criteria for this overall assessment are detailed in Table A-6 below:

Table A-6: Nature of Effects (Magnitude) on Landscape Receptors

| Summary of Effect                                                                                            | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Very High Adverse</p>  | <p>The proposed site is very damaging to the landscape in that:</p> <ul style="list-style-type: none"> <li>• At considerable variance with the landform, scale and pattern of the landscape.</li> <li>• It is likely to degrade, diminish, or even destroy the integrity of a range of characteristic features and elements and their setting.</li> <li>• It is substantially damaging to a high quality or highly vulnerable landscape, causing it to change and be considerably diminished in quality. Likely to be in a High sensitive landscape.</li> <li>• It is unable to be mitigated.</li> <li>• It is in serious conflict with policy in respect to enhancing landscape character and set out in current or emerging LDP's.</li> <li>• Very High Adverse</li> <li>• The cumulative operations of other developments results in an unacceptable loss or detriment to character.</li> <li>• It is adverse to several of the key issues/priorities or strategies for the LCA.</li> </ul> |
|                                                                                                              | <p>The proposed site is damaging to the landscape in that:</p> <ul style="list-style-type: none"> <li>• At variance with the landform, scale and pattern of the landscape.</li> <li>• It is likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting.</li> <li>• It is damaging to a high quality or highly vulnerable landscape, causing it to change and be diminished in quality. Likely to be in a High sensitive landscape.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Very low<br/>Adverse</p> | <ul style="list-style-type: none"> <li>• It is unable to be adequately mitigated.</li> <li>• It is in conflict with policy in respect to enhancing landscape character and set out in current or emerging LDP's.</li> <li>• The cumulative operations of other proposed sites results in a substantial loss or detriment to character.</li> <li>• It is adverse to some of the key issues/priorities or strategies for the LCA.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                | <p>The site is out of scale with the landscape, or at odds with the local pattern and landform in that:</p> <ul style="list-style-type: none"> <li>• Probably not possible to fully mitigate for, that is mitigation will not prevent the scheme from scarring the landscape in the longer term as some features of interest will be partly destroyed or their setting reduced or removed. Likely to be in a High or Medium sensitive landscape.</li> <li>• In conflict with policy to respect and enhance landscape character across a range of character themes, or current or emerging LDP's.</li> <li>• The potential cumulative operations of other proposed sites results in a moderate loss or detriment to character.</li> <li>• Adverse to a few (at least 2) of the issues/priorities or strategies for the LCA.</li> <li>• </li> </ul> |
|                                                                                                                | <p>The site does not fit the landform and scale of the landscape in that:</p> <ul style="list-style-type: none"> <li>• The proposal can probably not be completely mitigated for because of the nature of the proposal itself or the character of the landscape it is in. Likely to be in a High or Medium sensitive landscape.</li> <li>• In conflict with policy to respect and enhance landscape character across few character themes and set out in current or emerging LDP's.</li> <li>• There is a potential of some cumulative impacts of other proposed sites.</li> <li>• At variance with some aspects of the LCA descriptions.</li> </ul>                                                                                                                                                                                              |
|                                                                                                                | <p>The site does not quite fit the landform and scale of the landscape in that:</p> <ul style="list-style-type: none"> <li>• The proposal can almost be completely mitigated for because of the nature of the proposal itself or the character of the landscape it is in. Likely to be in a Medium or Low sensitivity landscape.</li> <li>• In partial conflict with policy to respect and enhance landscape character across few character themes and set out in current or emerging LDP's.</li> <li>• There is a very slight potential of cumulative operations of other proposed sites.</li> <li>• At variance with some minor aspects of the LCA descriptions.</li> </ul>                                                                                                                                                                     |
| Neutral Effect                                                                                                 | <p>The proposal is likely to be able to complement and fit the scale, landform and pattern of the landscape in that:</p> <ul style="list-style-type: none"> <li>• Mitigation measures are likely to ensure that the scheme will blend in</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                      | <p>well with surrounding landscape character components.</p> <ul style="list-style-type: none"> <li>• Will probably maintain existing landscape character with specific planning conditions and in a Medium to Low sensitivity landscape.</li> <li>• Likely to be in a degraded landscape or one with a restoration objective (identified in LCA assessments).</li> <li>• Likely to be an isolated, or small site with no cumulative effect from neighbouring operations.</li> </ul>                                                                                                                                                                          |
| <p><b>Very Low Beneficial</b></p>  | <p>The proposal will probably fit in the landform, pattern and historical use of the area.</p> <ul style="list-style-type: none"> <li>• By incorporating measures for mitigation, it will ensure that landscape character is marginally enhanced and improved, such as habitat creation, restoration of previously degraded landscape. Likely to be in a Medium or Low Sensitivity Landscape.</li> <li>• Could partially incorporate policy to enhance landscape character (on restoration) as set out in current or emerging LDP's.</li> <li>• Likely to be isolated or small site with no likely cumulative effect from neighbouring operations.</li> </ul> |
|                                                                                                                      | <p>The proposal will probably fit well in the landform, pattern and historical use of the area.</p> <ul style="list-style-type: none"> <li>• By incorporating measures for mitigation, it will ensure that landscape character is enhanced and improved, such as habitat creation, restoration of previously degraded landscape. Likely to be in a Medium or Low Sensitivity Landscape.</li> <li>• Could incorporate policy to enhance landscape character (on restoration) as set out in current or emerging LDP's.</li> <li>• Likely to be isolated or relatively small site with no cumulative effect from neighbouring operations.</li> </ul>             |
|                                                                                                                      | <p>The proposal will fit well in the landform, pattern and historical use of the area.</p> <ul style="list-style-type: none"> <li>• By incorporating measures for mitigation, it will ensure that landscape character is materially enhanced and improved, such as habitat creation, restoration of previously very degraded landscape. Likely to be in a Medium Sensitivity Landscape.</li> <li>• Incorporates a wide range of policies to enhance landscape character (on restoration) as set out in current or emerging LDP's.</li> <li>• Likely to be an isolated or small site with no cumulative effect from neighbouring operations.</li> </ul>        |
|                                                                                                                      | <p>The proposal will fit well in the landform, pattern and historical use of the area.</p> <ul style="list-style-type: none"> <li>• By incorporating measures for mitigation, it will ensure that landscape character is materially enhanced and improved, such as habitat creation, restoration of previously very degraded landscape. Likely to be in a High Sensitivity Landscape.</li> <li>• Incorporates a wide range of policies to enhance landscape character (on restoration) as set out in current or emerging LDP's.</li> <li>• Likely to be an isolated or small site with no cumulative effect from</li> </ul>                                   |
| <p><b>High Beneficial</b></p>                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|  |                          |
|--|--------------------------|
|  | neighbouring operations. |
|--|--------------------------|

### Nature of Effects (Magnitude) on Visual Receptors

42. The magnitude of effects in relation to identified visual receptors was determined according to the criteria set out in Table A-7 below.

Table A-7: Nature of Effects (Magnitude) on Visual Receptors: Definitions

| Adverse                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   | Neutral                                                                                                               | Beneficial                                                                                                                                                                   |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High/<br>High                                                                                                                                                                                                                                                                                          | Medium/<br>Low                                                                                                                                                                                                                                         | Very Low/<br>Minor                                                                                                                                                                                                                | Neutral                                                                                                               | Very Low/<br>Low                                                                                                                                                             | Medium/<br>High                                                                                                                                                                                                                        |
| Permanent alteration of key elements such that it significantly and detrimentally affects local or wider character or amenity. Views are open, from close proximity and detrimentally affected in a pronounced or very pronounced manner. Forms a significant or very significant element in the landscape. | Permanent (or long term) or temporary change in a key element or permanent change in less important element, creating negative effects on character or amenity. Detrimental views are partially screened and/or viewed as part of the wider landscape. | Permanent (or long term) or temporary change of minor element, causing a minor or very minor negative alteration in character or amenity. Detrimental views are screened and/or are at oblique angles and/or at a great distance. | No perceived change in character or amenity or changes are not perceived to be either adverse or beneficial in nature | Permanent or temporary alteration of minor element, causing a minor improvement in local character or amenity. Views are improved but screened and/or are at oblique angles. | Permanent or temporary change in a key element or permanent change in less important element, noticeably improving local character or amenity. Views are improved but partially screened and/or viewed as part of the wider landscape. |

### Mitigation of Landscape and Visual Effects

43. GLVA 3 at paragraph 4.21 states that In accordance with the EIA Regulations, measures proposed to prevent/avoid, reduce and where possible offset or remedy (or compensate for) any significant adverse landscape and visual effects should be described. In practice, such mitigation measures are now generally considered to fall

into three categories:

- a. Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;
  - b. Standard construction and operational management practices for avoiding and reducing environmental effects;
  - c. Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.
44. The scheme as proposed generally incorporates primary measures which have been incorporated as an integral part of design process. Secondary measures include additional landscape enhancement including extensive tree/hedgerow planting/infilling works to be undertaken within adjacent land that seeks to integrate the restoration of the site into the surrounding landscape.

### Significance of Residual Effects

45. Following the assessment of the Nature of Effect (Magnitude) an assessment of the Overall Significance of Effects was carried out by combining the level of the Nature of Effect with the assessed values of the Nature of Receptor (Sensitivity) present. This is presented in the form of a matrix table (see Table A-8). The table was used to provide an indication of the level of the Overall Significance of Effects resulting from the development in relation to the localities landscape character or visual amenity. The effects were considered according to whether they were adverse, neutral or beneficial.

**Table A-8: Significance of Impacts: Correlation of Nature of Effect with Nature of Landscape or Visual Receptors**

|                              |         |           | NATURE of the Landscape/ Visual Receptor (Sensitivity) |                    |                    |                    |             |
|------------------------------|---------|-----------|--------------------------------------------------------|--------------------|--------------------|--------------------|-------------|
|                              |         |           | Very High                                              | High               | Medium             | Low                | Very Low    |
| NATURE OF Effect (magnitude) | Adverse | Very High | Severe                                                 | Major              | Notable            | Notable / Moderate | Moderate    |
|                              |         | High      | Major                                                  | Notable            | Notable / Moderate | Moderate           | Slight      |
|                              |         | Medium    | Notable                                                | Notable / Moderate | Moderate           | Slight             | Very Slight |
|                              |         | Low       | Notable / Moderate                                     | Moderate           | Slight             | Very Slight        | Minimal     |
|                              |         | Very Low  | Moderate                                               | Slight             | Very Slight        | Minimal            | Negligible  |
|                              | Neutral | Neutral   | Neutral                                                | Neutral            | Neutral            | Neutral            | Neutral     |

|  |            |                 |             |             |             |             |             |
|--|------------|-----------------|-------------|-------------|-------------|-------------|-------------|
|  | Beneficial | <b>Very Low</b> | Moderate    | Slight      | Very Slight | Minimal     | Negligible  |
|  |            | <b>Low</b>      | Notable     | Moderate    | Slight      | Very Slight | Minimal     |
|  |            | <b>Medium</b>   | Substantial | Notable     | Moderate    | Slight      | Very Slight |
|  |            | <b>High</b>     | Major       | Substantial | Notable     | Moderate    | Slight      |

46. The above matrix is not used as a prescriptive tool and the methodology and analysis of potential effects at any particular location must allow for the exercise of professional judgement. Thus, in some instances a particular parameter may be considered as having a determining effect on the analysis.
47. Where the landscape or visual impact has been classified as notable and above, this is considered to be equivalent to a significant effect as referred to in the Environmental Impact Assessment (Scotland) Regulations 2011.

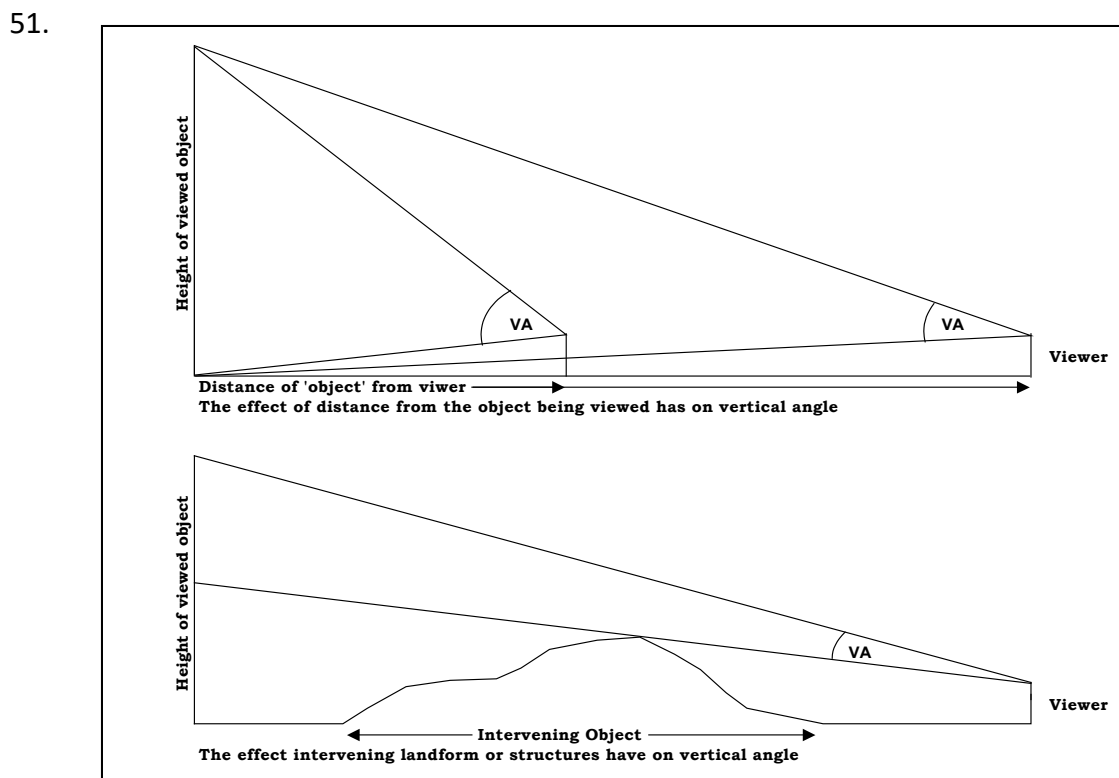
#### **Zone of Theoretical Visibility**

48. Computer based studies were used to establish the site's potential visual envelope. These studies used both Ordnance Survey 3D Terrain 5 Digital Terrain Modelling (DTM) data, as well as Getmapping 2m Aerial Photograph Derived Digital Surface Modelling (DSM) data. The former dataset shows in 3D the physical landform without any built structures or vegetation, based on a 10m grid of levels. The latter dataset shows in 3D all topographic features present within the landscape, including individual trees and woodland blocks, buildings, road and railway embankments and cuttings based on a 2m grid of levels.

49. Computer models used specialised software (LSS, McCarthy Taylor Systems Ltd) to generate digital models of the landform to determine the site's Zones of Theoretical Visibility (ZTV), based on mathematically generated vertical angles of view. Both landform only (DTM) and surface modelling (DSM) data was used to ascertain both the landform only ZTV, as well as modelling the surface ZTV based on existing topographic features to highlight those elements that generally obscure views where they intervene between the viewer and the viewed object. The former ZTV therefore shows a maximum effect scenario, with many of the predicted views, particularly low lying distant ones, not likely to be present. The latter ZTV therefore shows an 'actual' zone of visibility likely to be experienced by the surrounding visual receptors.

- The computer study helps to objectively define the magnitude of visual effects the proposed development might have, by linking potential impact to the vertical angle subtended at the viewpoint by the top and bottom extremities of the object that is viewable, from which a 'contour' model is generated. This gives a visual measure of how much of a given vertical field of view is occupied by the object when viewed from different locations. This method automatically takes into account effects of distance from the site (i.e. an object close to the viewer occupies a greater vertical angle [field of view] than a feature further away). Where a zero value is returned, the viewpoint lies outside or on the edge of the Visual Envelope, delineating the areas from which views are not thought to be possible (uncoloured).

Figure A.1: A Diagram to Illustrate Vertical Angles



- The following table shows how vertical angles of viewed objects relate to a person's vertical field of view and the potential for an object to impact on the viewer. This
- 52.

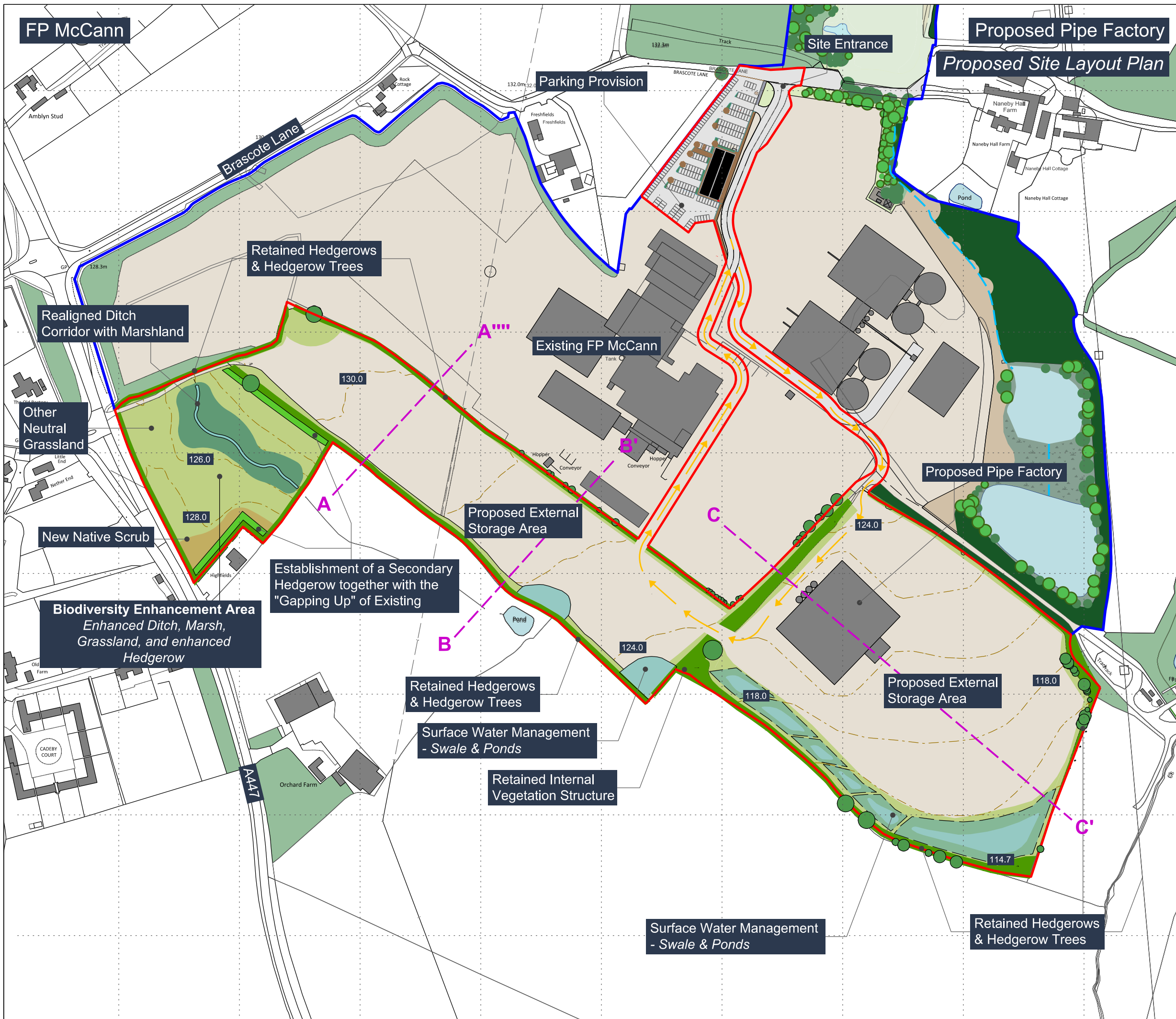
table shows the mathematical relationship between a 12 metre high object, its distance from the viewer and the vertical angle it would subtend compared to the main vertical field of view of the viewer.

Table A-9: Mathematical Table to Show the Vertical Angle a 12 metre High Object Would Visually Subtend at Various Distances

| Distance from viewer of 12m high object | Vertical Angle Subtended (Total Field of View = @ 90 °) |
|-----------------------------------------|---------------------------------------------------------|
| 10.0 Km                                 | 0.07 °                                                  |
| 6.8 Km                                  | 0.1°                                                    |
| 3.5 Km                                  | 0.2°                                                    |
| 2.3 Km                                  | 0.3°                                                    |
| 1.0 Km                                  | 0.7°                                                    |
| 0.7 Km                                  | 1.0°                                                    |
| 0.5 Km                                  | 1.4°                                                    |
| 0.2 Km                                  | 3.0°                                                    |
| 0.1 Km                                  | 6.8°                                                    |

53. Based on experience, photographic studies and the mathematical table, certain 'contour' values were assessed as potentially indicating differences in magnitude of effect. A classification system using six 'contour' values was used to relate vertical angles to levels of magnitude. These classifications were used to inform the assessment process to help distinguish possible differences in magnitudes of effect from various locations within the Study Area - those where the angle of view subtended the largest angle being likely to receive the highest magnitudes of effect. Conversely, those where the angle of view subtended the smallest angle being likely to receive the lowest magnitudes of effect.

## **Appendix C: Planning Application Drawings**



## LEGEND

- Application Site Boundary
- Other Land Under the Control of the Applicant
- Contours & Spot Heights
- Internal Access Routing
- Proposed Biodiversity Enhancement Area**
  - Proposed Other Neutral Grassland
  - Proposed Native Scrub
  - Proposed Realigned Ditch Corridor with Peripheral Marshy Vegetation
  - Proposed Secondary Native Hedgerow Planting together with the "Gapping Up" of Existing
  - Cross Section Locations



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
Proposed Site Layout Plan

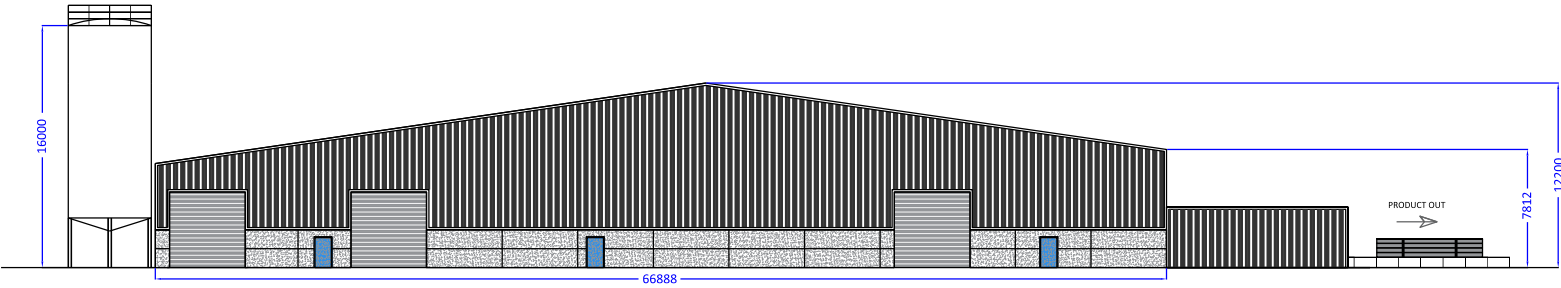
REF NO:  
KD.FPPF.1.D.003

DATE: December 2024      SCALE: 1:3,000 @ A3

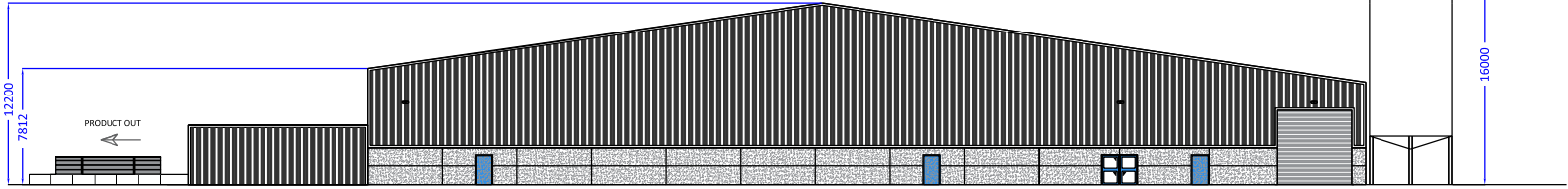
STATUS:  
**DRAFT**



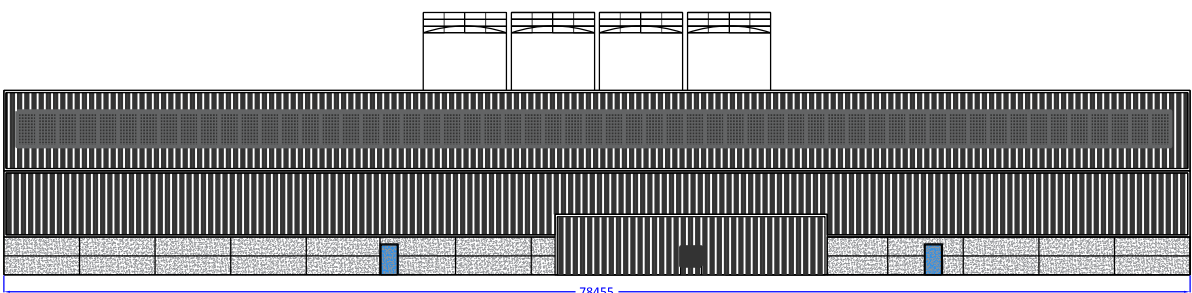
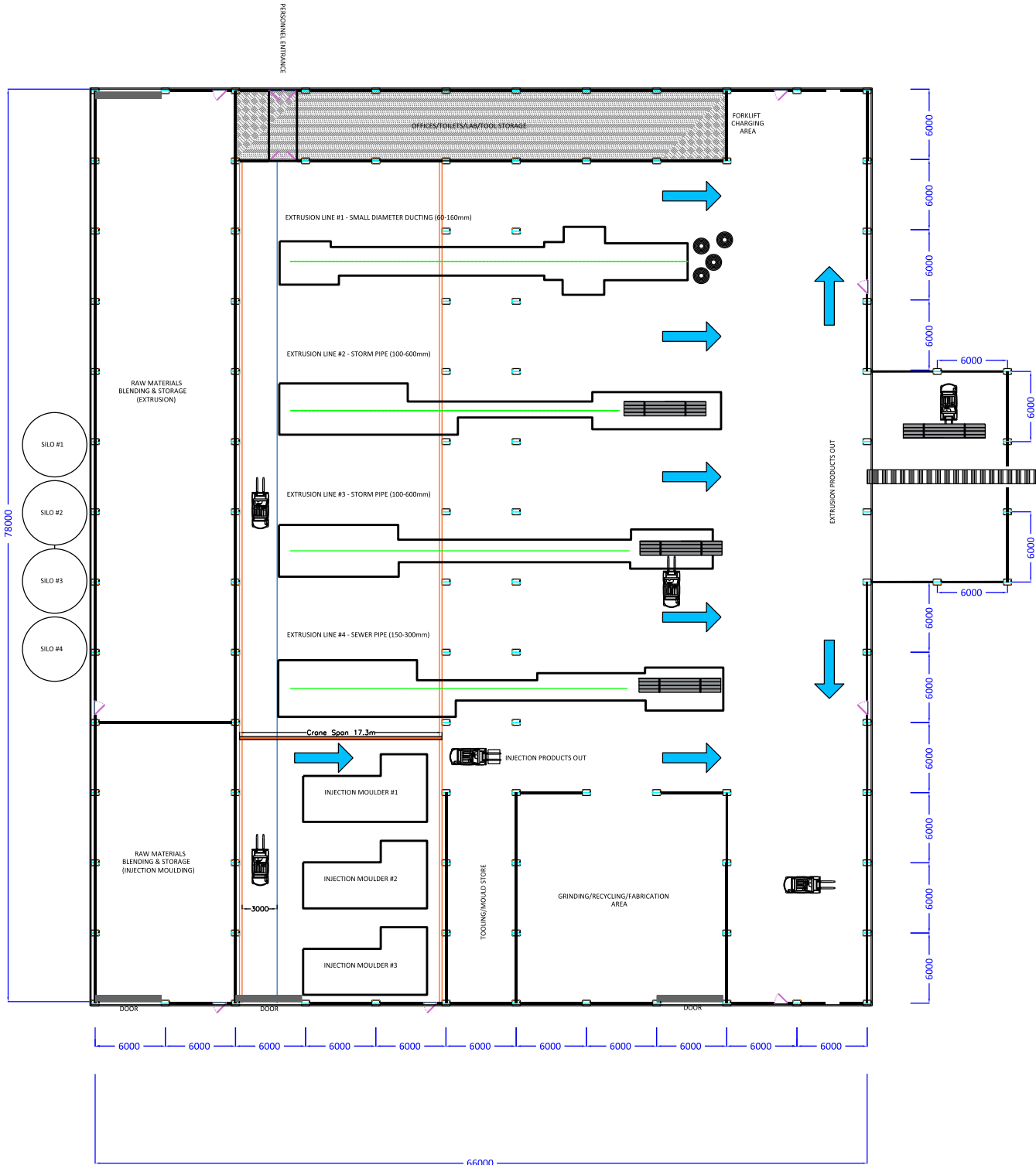
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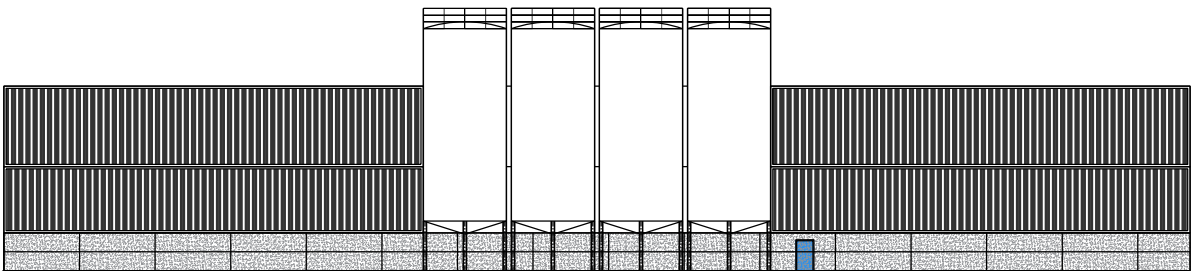
Side Elevation A



Side Elevation B



Front Elevation



Rear Elevation



PROJECT:  
FP McCann: Proposed Pipe Factory

TITLE:  
Elevations & Floorplan

REF NO:  
KD.FPPF.1.D.004

DATE: December 2024  
SCALE: 1:500 @ A3

STATUS:  
**DRAFT**

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