



Brascote Lane, Newbold Verdon

Landscape & Visual Appraisal

11th March 2022

Annabelle Langhorn BA(Hons) BLA CMLI

Email: annabelle@landscape-planning.co.uk

Tel: 07920 748520



Summary

- S1. This report has been prepared by Annabelle Langhorn CMLI in order to provide an appraisal of the landscape and visual baseline circumstances at land at Brascote Lane, Newbold Verdon, and assess the potential impacts of the proposed development of the site for housing. It provides details of the current landscape conditions of the site, the visual context within which the site is viewed from nearby publicly available locations, and a series of design recommendations to guide the development of the site for housing use. The report then goes on to provide an assessment of the potential impacts and effects of the proposed housing development on the landscape and visual resources identified. This report sets out the process by which landscape and visual recommendations have informed the design response for the site, and it is intended to result in a scheme which does not negatively affect the character of the landscape, or views of sensitive users, and where possible, enhances aspects of the landscape for the better.
- S2. Site visits undertaken in December 2020 and January 2022 confirmed that the site is located southern edge of Newbold Verdon and consists of a large irregular shaped field currently in arable use, defined by hedgerows and hedgerow trees to the north and east of Brascote Lane. The site is adjoined by Brascote Lane and the Windmill Inn public house to immediate west, allotments on the periphery of Newbold Verdon and agricultural fields to north, a farm and small agricultural fields to the east, beyond which is a footpath, and Brascote Lane, allotments and a private fishing lake and farm to the south. Topographically, ground levels gently rise across the site from 124m AOD in the north to 130m AOD in the south.
- S3. The applicant (Richborough Estates Ltd) is seeking to obtain outline planning permission for up to 239 dwellings on the site and the creation of a new Country Park, with associated access, landscaping, and drainage. The Illustrative Layout for the application sets out a scheme that incorporates 2.5 storey, two-storey and single storey houses.
- S4. The site is not subject to any planning or landscape designations.
- S5. Within published character documentation, the western part of the site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the site. Changing the site from arable farming use to housing and a country park would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost and the Country Park offers opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.
- S6. Visually the site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the site. Visibility of the site is only possible from the adjoining Brascote Road, the adjoining allotments, a Public Footpath to the east and the Newbold Verdon Cricket Club to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the site is seen within the context of the existing backdrop of woodland beyond. This lack of public locations from which the site can be seen meaning that visibility towards the site is limited to a local area only.
- S7. A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any unduly adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development and new Country Park proposed.



Contents

Summary	2
Contents	3
Section 1: Introduction	4
Section 2: Baseline Landscape Context.....	19
Section 3: Baseline Visual Context	27
Section 4: Landscape Planning Policy Context	35
Section 5: Proposals and Landscape Recommendations	40
Section 6: Impact Assessment	44
Section 7: Conclusion	51

Appendices

Appendix 1: Methodology for Landscape & Visual Appraisal

Appendix 2: Extracts from Natural England's publication for the Leicestershire and South Derbyshire
Coalfield National Character Area

Appendix 3: NPPF Policy Summary

Plans

Plan 1: Landscape Context Plan

Plan 2: Topography Plan

Plan 3: Zone of Theoretical Visibility

Plan 4: Landscape Recommendations Plan

Plan 5: Landscape Strategy Plan

Photosheets for Photoviewpoints 1 to 23



Section 1: Introduction

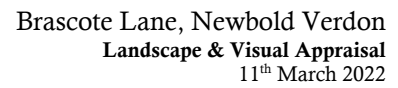
Background

- 1.1 This report has been prepared by Annabelle Langhorn, a Chartered Member of the Landscape Institute, and experienced Landscape Planner, on behalf of Richborough Estates Ltd. It has been prepared to advise on the landscape and visual matters associated with the proposed development of land at Brascote Lane, Newbold Verdon (hereafter referred to as the 'site'). The applicant is seeking to create a new residential development and a Country Park. The report considers the landscape and visual context of the site, the likely impacts on landscape resources and visual amenity of users, and the resulting effects that will arise as a result of the housing development that is proposed.
- 1.2 The applicant is submitting an outline application which relates to the creation of up to 239 new dwellings and a new Country Park with associated access, landscaping, open space, and drainage infrastructure. The site is centred on Ordnance Survey (OS) grid reference SK 44698 03080 and extends to a total area of 14.34ha (35.43 acres). The site boundary is shown in red on the plan below:



Figure 1: Site Location

- 1.3 The proposals are described in detail within the Design and Access Statement that accompanies the planning application and are illustrated on the 'Illustrative Layout' (Ref: N1741 Drg No. 006) produced by nineteen47, an extract of which is shown below:





- 1.4 The masterplan has been developed by the project team in response to the iterative design inputs of various technical consultants, including the recommendations set out within this Landscape & Visual Appraisal, in order to ensure it responds to the existing character of the site and the adjacent settlement edge, and to the visual amenity of nearby users of the landscape. 239 dwellings are proposed, predominantly two-storey in height with 2.5 storey dwellings proposed at key focal points within the layout to provide visual variety. The layout also accommodates the potential to include a limited number of bungalows, which could be located along the eastern boundary near to the neighbouring 'Far Away' dwelling.
- 1.5 Access into the scheme is proposed to be taken via two vehicular entrances on Brascote Lane along the western edge of the site. This would require short sections of hedgerow to be lost but new hedgerow and tree planting is proposed within the site to compensate for the short section of roadside hedgerow that will require removal to facilitate the access points. The development proposes to retain all other remaining boundary hedgerows and trees, and to create several new areas of amenity open space within the site, including a new village green on the western edge of the site which will act as a gateway to Newbold Verdon, and a new Country Park to the south. The site will also incorporate new recreational footpath links, ecological habitat enhancements and a corridor of attenuation ponds and swales which will all provide local level visual amenity and landscape character benefits in addition to their primary intended functions.
- 1.6 This report has been produced in accordance with the Landscape Institute's Technical Guidance Note 'Reviewing Landscape and Visual Impact Assessments (LVIA) and Landscape and Visual Appraisals' published in January 2020. The methodology appended to this report sets out the process and assessment criteria followed within this Landscape and Visual Appraisal. It is important to note that this report does not form a statutorily required Landscape & Visual Impact Assessment as part of the Environmental Impact Assessment regulations, and instead forms a standalone appraisal of landscape and visual impacts. This is in line with best practice guidelines set out by the Landscape Institute which recommend a proportionate approach is applied based on the complexity of the development, the scale of the development, the nature of the proposal and the sensitivity of the landscape.
- 1.7 This report has been produced by a Chartered Member of the Landscape Institute, with over 12 years' experience in the Landscape Architecture profession, over 9 years of which have been spent specialising in landscape planning, specifically the assessment of landscape and visual impacts, and who has had their landscape and visual assessment work tested regularly through the planning appeal process, legal reviews and through judicial reviews. It is intended that this report forms a robust and thorough appraisal of the landscape and visual issues at play related to the site and the specific development proposed, and it has been used as recommended by the Landscape Institute as a design tool to guide development and ensure that no unduly adverse harm will remain as a result of the proposed development.
- 1.8 This report should be read in conjunction with the plans, photosheets and appendices contained at the rear of the report.

Site Description

- 1.9 The site is formed of a large irregular shaped field currently in arable use, defined by hedgerows with numerous hedgerow trees, which create visual and physical enclosure to the site. The site is adjoined by Brascote Lane and the Windmill Inn public house to the immediate west, allotments on the periphery of Newbold Verdon and agricultural fields to the north, a farm and small agricultural fields to the east, beyond which is a footpath, and Brascote Lane, allotments and a private fishing lake and farm to the south.
- 1.10 Topographically, ground levels gently rise across the site from 124m Above Ordnance Datum (AOD) in the north to 130m AOD in the south.
- 1.11 The village edge of Newbold Verdon adjoins the site to the north and has a nucleated form. The landscape to the south, west and east of the site is agricultural in use, gently undulating, and with field boundaries typically consisting of hedgerows with hedgerow trees. Blocks of woodland are present within the wider landscape surrounding the site, and fields have a tendency to be large in size and irregular shaped giving



the wider landscape an open and vast character. A large solar farm and quarry is located at Cadeby to the south-west of the site, but otherwise development within the area surrounding the site is formed of clustered settlements and sporadic farms.

- 1.12 The site is located approximately 350m from Newbold Verdons Conservation Area and there are several Listed Buildings within the village core, all of which are restricted from intervisibility with the site by the intervening built form within the village.
- 1.13 There are no public rights of way within the site itself, but a Public Footpath (Ref: S26) runs from Pasture Lane within Newbold Verdon, along the hedgerow and tree lined boundary associated within Alans Way Playing Field to the north-east of the site and runs broadly south-westwards until it joins Kirby Lane.
- 1.14 There are several public rights of way within the landscape surrounding the site and these, together with site context described above, are shown on **Plan 1: Landscape Context Plan**.

Methodology

Introduction

- 1.15 The assessment of landscape and visual effects set out within this appraisal has been undertaken with reference to and using aspects of the guidance found within 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013 (termed GLVIA3 hereafter).
- 1.16 As stated within GLVIA3 paragraph 1.20, the guidelines are not prescriptive, and the approach and methodology has been tailored to the specific requirements of the proposals.
- 1.17 GLVIA3 recommends the following five key stages in the assessment of landscape and visual effects: -
 - Scope;
 - Establishing the landscape and visual baseline;
 - Describing the landscape and visual effects;
 - Assessing the significance of the landscape and visual effects;
 - Ascertaining the overall significance of landscape and visual effects
- 1.18 These five stages are applied separately to the landscape assessment and the subsequent visual assessment. GLVIA3 recognises that landscape and visual assessments are separate, although linked procedures.
- 1.19 Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a developments effect upon the physical landscape and or upon its character, fabric and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.
- 1.20 Visual effects are the predicted changes to a view and the related impact on the general visual amenity experienced by people (visual receptors). The various visual receptor groups will comprise individuals or groups of people that experience a view of the application site from a publicly accessible location. They will typically include the users of Public Rights of Way, users of recreational facilities, pedestrians and users of a variety of forms of transport such as the drivers and passengers of vehicles, cyclists or rail passengers.
- 1.21 With regards to the visual amenity of the residents of private properties, GLVIA3 recommends that private views can be dealt with by a separate 'residential amenity assessment' as in planning terms, residents are not entitled to a view. The presence of residents experiencing a view of the application site are still included within this appraisal, however, it should be noted that their views are not public and as such any



impacts and effects identified should be viewed on balance with the impacts and effects on publicly accessible views, with more weight applied to the latter.

Study Area

- 1.22 The overall study area for the landscape and visual assessment has been established by undertaking a desk-based survey, the preparation of a Zone of Theoretical Visibility (ZTV) and refined by subsequent site-based survey work.
- 1.23 The site-based work has been undertaken by a Chartered Member of the Landscape Institute with experience of landscape and visual assessment. Site-based work initially involved travelling throughout the area identified by the ZTV in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area.
- 1.24 The study area therefore includes the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible.
- 1.25 This desk and subsequent site-based work has also established the representative viewpoints for the visual assessment.

Landscape Effects

- 1.26 GLVIA3 paragraph 5.1 states 'An assessment of landscape effects deals with the effects of change and development on landscape as a resource.'

The Landscape Baseline - Desk Based Assessment

- 1.27 The assessment includes a review of the relevant planning policy and other guidance and relevant information including:
 - National Planning Policy Framework (NPPF 2012) and subsequent revisions;
 - Hinckley & Bosworth Borough Council Core Strategy (adopted Dec 2009)
 - Hinckley & Bosworth Borough Council Site Allocations and Development Management Policies Document (DPD) (July 2016)
 - Hinckley & Bosworth Borough Council Strategic Housing and Economic Land Availability Assessment (2017/2018)
 - Newbold Verdon Neighbourhood Plan 2018-2036 – Pre-Submission Version
 - The Good Design Guide Supplementary Planning Document (2020)
 - Natural England National Character Area 94: Leicestershire Vales
 - Hinckley and Bosworth Borough Councils Landscape Character Assessment 2017
 - Ordnance Survey mapping;
 - Historic Mapping;
 - Defra (MAGIC) website;
 - Online aerial mapping; and
 - Published walking or cycling routes.

The Landscape Baseline – Site Based Assessment

- 1.28 Site Assessment work initially entailed travelling around the confirmed study area by car and by foot to understand the landscape features within the site and the surrounding area and to confirm the accuracy of the relevant published character assessments.



- 1.29 The landscape baseline set out within this report incorporates descriptions of the application site and the surrounding landscape, before referencing all published landscape character assessments and ascertaining the presence of any designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. Although reference is made to historic assets and any visual impacts on the users of or visitors heritage assets/attractions, this report will not however, assess effects upon the historic landscape or heritage assets.
- 1.30 GLVIA3 paragraph 5.33 states that the landscape baseline should map, describe and illustrate the character of the landscape and its individual elements and aesthetic and perceptual aspects, emphasising any key characteristics that contribute to the distinctive character of the landscape. It also states that the condition of the landscape should be indicated with reference to elements therein, such as buildings, hedgerows or woodland.

Landscape Value

- 1.31 In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline also considers the value of the landscape within the study area.
- 1.32 GLVIA3 paragraph 5.45 states ‘the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.’
- 1.33 The fact a landscape is not subject to a designation, does not mean that it does not have any value. Where there is no evidence to indicate landscape value, the assessment utilises an approach akin to the Box 5.1 assessment set out within GLVIA3 paragraph 5.28 draws on the factors that are generally agreed to influence value. Since the application was submitted, new technical guidance on assessing landscape value has been published by the Landscape Institute, ‘Assessing Landscape Value Outside National Designations’. The value appraisal undertaken within this report has therefore been updated within this revision to accord to the latest technical guidance.
- 1.34 In addition to acknowledging the presence of any landscape designations, the factors that influence value as set out within the latest technical guidance note comprise the following:

Table 1: Extracted from Page 11 of Landscape Institute Technical Guidance Note 02/21: The practical application of factors in coming to a judgement on landscape value

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	• Presence of wildlife and habitats of ecological interest that contribute to sense of place • Extent and survival of semi-natural habitat that is characteristic of the landscape type • Presence of distinctive geological, geomorphological or pedological features • Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and	• Landscape character assessment • LANDMAP Geological Landscape and Landscape Habitats Aspects (in Wales) • Ecological and geological designations • SSSI citations and condition assessments • Geological Conservation Review • Habitat surveys • Priority habitats



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
		habitats that form the basis of ecological networks Landscape which makes an identified contribution to a nature recovery/ green infrastructure network	- Nature recovery networks/ nature pathways - Habitat network opportunity mapping/ green infrastructure mapping - Catchment management plans - Ecosystem services assessment/ schemes - Specialist ecological studies
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	- Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) - Presence of historic parks and gardens, and designed landscapes - Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) - Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)	- Landscape character assessment LANDMAP Historic Landscape and Cultural Landscape Services Aspect (in Wales) - Historic environment and archaeological designations - Conservation Area appraisals, Village Design Statements - Historic maps - Historic landscape character assessments¹³ Historic Land Use Assessment¹⁴ and Historic Area Assessments¹⁵ - Place names - Specialist heritage studies



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	• Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees) • Good health of elements such as good water quality, good soil health • Strong landscape structure (e.g. intact historic field patterns) • Absence of detracting/ incongruous features (or features are present but have little influence)	• Landscape character assessment • LANDMAP condition and trend questions (in Wales) • Hedgerow/ tree surveys • Observations about intactness/ condition made in the field by the assessor • SSSI condition assessments • Historic landscape character assessments/ map regression analysis
Associations	Landscape which is connected with notable people, events and the arts	• Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape • Associations with science or other technical achievements • Links to a notable historical event • Associations with a famous person or people	• Information about arts and science relating to a place • Historical accounts, cultural traditions and folklore • Guidebooks/ published cultural trails • LANDMAP Cultural Landscape Services aspect (in Wales)
Distinctiveness	Landscape that has a strong sense of identity	• Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) • Presence of distinctive features which are identified as being characteristic of a particular place • Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity • Landscape which makes an important contribution to the character or identity of a settlement • Settlement gateways/approaches which	• Landscape character assessment • LANDMAP Visual & Sensory question 3 and 25, – Historic Landscape question 4 (in Wales) • Guidebooks • Observations about identity/ distinctiveness made in the field by the assessor



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
		provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)	
Recreational	Landscape offering recreational opportunities where experience of landscape is important	• Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature • Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration • Presence of town and village greens • Other physical evidence of recreational use where experience of landscape is important • Landscape that forms part of a view that is important to the enjoyment of a recreational activity	• Definitive public rights of way mapping/ OS map data • National Trails, long distance trails, Coastal Paths, Core Paths • Open access land (including registered common land) • Database of registered town or village greens • Visitor surveys/ studies • Observations about recreational use/ enjoyment made in the field by the assessor



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	• Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover • Strong aesthetic qualities such as scale, form, colour and texture • Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) • Visual diversity or contrasts which contributes to the appreciation of the landscape • Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks	• Landscape character assessment • LANDMAP Visual and Sensory scenic quality question 46 (in Wales) • Protected views, views studies • Areas frequently photographed or used in images used for tourism/ visitor/ promotional purposes, or views described or praised in literature • Observations about scenic qualities made in the field by the assessor • Conservation Area Appraisals • Village Design Statements, or similar
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	• High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet¹⁶ • Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness¹⁷, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts) • Sense of particular remoteness, seclusion or openness • Dark night skies • A general absence of intrusive or inharmonious development, land uses, transport and lighting	• Tranquillity mapping and factors which contribute to and detract from tranquillity • Dark Skies mapping • Wildness mapping, and Wild Land Areas in Scotland • Land cover mapping • Field survey • LANDMAP Visual and Sensory Aspect



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	- Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows - Areas that form an important part of a multifunctional Green Infrastructure network - Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities	- Land cover and habitat maps - Ecosystem services assessments and mapping (particularly supporting and regulating services) - Green infrastructure studies/strategies - Development and management plans for nationally-designated landscapes, Local Plans and SPDs - Landscape character assessments

Assessment of Landscape Effects

- 1.35 Having established the landscape baseline, the relevant landscape components or 'receptors' are identified and will normally comprise physical landscape features, such as trees, hedgerows, dry-stone walls etc and identified landscape character areas within the study area.
- 1.36 Having ascertained the landscape receptors, the assessment then identifies interactions between those receptors and the development proposals at different stages.
- 1.37 The type of landscape effects predicted include direct, indirect, long term (Year 15 and beyond), temporary (construction) and whether they are positive (beneficial) or negative (adverse) effects. Assessment of the effects on completion (before the establishment of mitigation) and at various points following completion are a requirement for EIA Landscape & Visual Impact Assessments. This report includes narrative on the effects on completion but does not provide a separate assessment prior to and following the establishment of mitigation as it is considered that all mitigation is an inherent part of the development and is to be considered part of the development as a whole.
- 1.38 In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude of effect can then be combined to ascertain the significance of effect for the landscape receptors.

Landscape Sensitivity



- 1.39 Sensitivity determines the degree to which individual landscape receptors may be affected by a development proposal. In order to establish the sensitivity of the relevant landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value (the value of the landscape resource is established within the Landscape Baseline).
- 1.40 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or the achievement of landscape planning policies and strategies and is graded on a scale of high, medium or low.
- 1.41 Combining the value and susceptibility judgements attributed to each landscape receptor then informs a judgement regarding their sensitivity, which is graded on a scale of high, medium or low.

Magnitude of Effect

- 1.42 GLVIA3 recommends that the magnitude of effect upon landscape receptors is assessed using three considerations as follows:
- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape – size or scale is judged as either high, medium, low or negligible;
 - The geographical extent of the area influenced by the development proposals - this could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is located, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced – geographical extent is judged as either high, medium, low or negligible;
 - The duration and reversibility of the effect - This is judged on a scale of short term (0-6 years), medium term (7-15 years taking account of the establishment of planting proposed as embedded mitigation) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed, and the land reinstated.
- 1.43 The overall magnitude of effect is judged as high, medium, low or negligible and this judgement can be adverse or beneficial. **Appendix 1** describes the magnitude of effect criteria for the landscape assessment.

Landscape Effects

- 1.44 In order to draw conclusions about the nature of landscape effects, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made. The resulting effect may be major, moderate, minor or negligible and can be either beneficial or adverse. It must be noted that the table contained at **Appendix 1** is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in **Appendix 1**.

Landscape Assessment Timeframes

- 1.45 The landscape effects are considered at two points in time as follows:
- Construction; and
 - Year 15



- 1.46 The landscape effects ascertained at Year 15 after completion take account of the establishment of the embedded mitigation and are considered to be representative of the residual landscape effects of the development.
- 1.47 The landscape effects prior to this, at completion, when the development has been fully built but new planting forming embedded mitigation has not yet reached maturity, are commented upon within this assessment, but a specific criteria is not applied to this pre-mitigation point in time as this level of breakdown in the assessment of effects is usually reserved for applications that require an EIA.

The Visual Baseline - Desk and Site Based Assessment

- 1.48 The desktop studies undertaken, combined with a site-based analysis of the ZTV have informed the visual baseline for the assessment. The site-based work has been undertaken by a chartered member of the Landscape Institute with extensive experience of landscape and visual assessment.
- 1.49 Site-based work initially involved travelling throughout the area identified by the ZTV in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area, the key relevant visual receptors (individuals or groups of people who experience a view of the application site) and the associated representative viewpoints. This information is set out within the assessment with descriptions of the views experienced.
- 1.50 Viewpoint photography has been undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital full frame single lens reflex camera (Canon 5D Mk 1) with a 50mm F/1.4 USM lens (guidance recommends the use of a 50mm lens as it provides imagery akin to that of the human eye).
- 1.51 It is important to note that the visual receptors and in particular, the representative viewpoints, are representative of the visual prominence of the application site and will not necessarily form an exhaustive coverage of all receptors and associated viewpoints.

Assessment of Visual Effects

- 1.52 In order to determine the significance of the potential visual effects which may result from the development, the sensitivity and the magnitude of effect associated with each of the visual receptors must be established. The sensitivity and magnitude can then be combined to ascertain the nature of the anticipated visual effect for each individual visual receptor.
- 1.53 The method employed for the assessment of the visual effects that may result from the implementation of the development proposals is in accordance with GLVIA3 specifically paragraphs 6.30 to 6.45.

Receptor Sensitivity

- 1.54 Sensitivity determines the degree to which visual receptors will be affected by a development proposal. In order to establish the sensitivity of the visual receptors, their susceptibility to specific change in the views experienced, must be considered alongside a judgement on the respective value of those views. The resulting sensitivity is graded on a scale of high, medium and low.
- 1.55 Susceptibility – The susceptibility of different visual receptors to potential changes in views and visual amenity is subject to the occupation or activity of people experiencing a view and the extent to which their attention is focussed on the views.
- 1.56 GLVIA3 paragraphs 6.32 to 6.35 provides general guidance upon the levels of susceptibility associated with different, yet common types of visual receptor. A level of Susceptibility to Change of High, Medium or Low will be attributed to each of the visual receptors as set out within **Appendix 1**.
- 1.57 Judgements associated with assigning a level of susceptibility to the visual receptors will not necessarily always accord with the criteria within Appendix 1. As indicated with Road Users, the susceptibility may vary and in instances where such variations occur, the basis for the judgement will be set out within the assessment.



1.58 Value of the View – The value of the views experienced is determined as High, Medium or Low, with reference to GLVIA3 paragraph 6.37, which states that the following should be taken account of:

- recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and
- Indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.

1.59 Receptor Sensitivity – The sensitivity of the visual receptors is ascertained by combining the judgements associated with their susceptibility and the value of the views they experience, to inform a judgement regarding their sensitivity, which is graded on a scale of high, medium or low.

Magnitude of Effect

1.60 Each of the visual effects identified has been evaluated in terms of its size or scale, its geographical extent of the area influenced and its duration and reversibility. The resulting magnitude of effect is graded on a scale of high, medium, low or negligible.

1.61 When considering the size or scale of the change in the view the following criteria are considered:

- loss or addition of features within the view including the proportion of the view occupied by the proposed development e.g. introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, height and colour; and
- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

1.62 The geographical extent of a visual effect will vary with different viewpoints and is likely to be reflected by the following:

- The angle of view in relation to the main activity of the receptor – changes to direct views will generally be considered to be of greater importance than changes to oblique views;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

1.63 The duration of visual effects is judged on a scale of short term (0-6 years), medium term (7-15 years taking account of the establishment of planting proposed as embedded mitigation) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed, and the land reinstated.

1.64 The overall magnitude of effect is judged as high, medium, low or negligible and this judgement can be adverse or beneficial. **Appendix 1** describes the magnitude of effect criteria for the landscape assessment:

Visual Effects

1.65 In order to draw conclusions about the anticipated levels of visual effect, separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined to allow a



final judgement to be made (see **Appendix 1**). The resulting significance of effect may be major, moderate, minor or negligible and can be either beneficial or adverse. It must be noted that the criteria set out at **Appendix 1** is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of visual effect may not be consistent with the sensitivity/magnitude combinations given in **Appendix 1**.

- 1.66 GLVIA3 paragraph 6.44 states 'In making a judgement about the significance of the visual effects, the following points should be noted:
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'

Visual Assessment Timeframes

- 1.67 The visual effects are considered at three points in time as follows:
- Construction; and
 - Year 15
- 1.68 The visual effects ascertained at Year 15 after completion take account of the establishment of the embedded mitigation and are considered to be representative of the residual visual effects of the development.
- 1.69 The landscape effects prior to this, at completion, when the development has been fully built but new planting forming embedded mitigation has not yet reached maturity, are commented upon within this assessment, but a specific criteria is not applied to this pre-mitigation point in time as this level of breakdown in the assessment of effects is usually reserved for applications that require an EIA.



Section 2: Baseline Landscape Context

Landscape Character of the Site

- 2.1 The site consists of a large, irregular shaped field currently in arable use, defined by hedgerows and hedgerow trees. It sits on the southern periphery of the village of Newbold Verdon, to the east of Brascote Lane which is a main route into the village.
- 2.2 The site is surrounded by the Windmill Inn Public House and Brascote Lane to the west, an allotments and field on the periphery of Newbold Verdon to the north, a farm and small agricultural fields to the east beyond which is a footpath, and a private fishing lake, a farm, allotments and further agricultural land north of Brascote Lane to the south. In the wider context, Newbold Verdon is located to the north and gently rolling agricultural land surrounds the site to the south, east and west.
- 2.3 The hedgerow vegetation on site is well-established and maintained, although some gaps are present. Hedgerow trees are more frequent to the north and east of the site where the site boundaries are well-treed which provides visual containment to the site. The curtilage of the Windmill Inn Public House along the western site boundary has a line of conifers along its car park which adjoins part of the southern boundary of the site and created a visual barrier to the site. Ground levels gently rise across the site from 124m AOD in the north to 130m AOD in the south. Its character is influenced by the adjoining residential townscape edge to the north and by the allotments and public house to the south and west. Intervisibility from the site is more readily available towards the existing residential edge to the north and towards Brascote Lane to the south and west. But ultimately, views from the site are curtailed by built form northward and by blocks of woodland to the south and east. Views westwards are curtailed by field boundary hedgerows containing frequent hedgerow trees.
- 2.4 The southern edge of Newbold Verdon is fairly consistent in terms of its urban grain, with a curving rectilinear pattern of streets and cul-de-sacs prevailing, and with brick being the dominant material for housing.
- 2.5 Green infrastructure within and around the village is associated mainly with roadside hedgerows and trees, front garden planting of housing plots, and areas of public open space, parks and church /school grounds. There are blocks of woodland around the village on the peripheries and beyond the built edge. The village does not have a transitional edge in particular – the village is nucleated, housing, and built form at the edges of Newbold Verdon tend to immediately adjoin agricultural fields and main roads into the village with the layering of hedgerow vegetation within the fields beyond the village and occasional blocks of woodland providing visual filtering of the settlement edges. The large field sizes mean that there is a sense of openness surrounding the village with views extending out over neighbouring fields which are then curtailed by distant field boundary hedgerows and/or blocks of woodland. The layering of the hedgerow field boundaries with frequent mature hedgerow trees, and gentle undulations in the landform, presents a situation whereby the landscape has a sense of being verdant and open away from the settlement edge, and the lack of visibility towards urban form creates a rural feel.
- 2.6 Overall, this context gives the site itself an urban village-edge character more so than a rural one, despite its proximity to the wider rural landscape to the south, east and west. Although the site too is a large irregular sized field, the fact that it adjoins the Windmill Inn to the west, a large allotments to the south, and another allotments to the north creates a sense of proximity to the village edge and more urban uses than the wider farmed landscape which is largely devoid of built form.

Published Landscape Character Context

- 2.7 The site is identified at a national level within the Leicestershire and South Derbyshire Coalfield National Character Area (NCA), which is an area with a developing woodland character, heavily influenced by the work of the National Forest that cover the majority of the NCA. The published character area profile for this NCA states that *“the landscape is in continuing transition, from an unenclosed rolling landform that was*



extensively scarred by abandoned collieries, spoil tips and clay pits, to a matrix of new woodland, restored colliery sites, active brick pits and commercial developments that are woven into an essentially rural, agricultural landscape.” The NCA also states in relation to the increasing demand for housing in the area, that this “has the potential to further fragment habitats and change settlement patterns but can also provide opportunities to create a high-quality built environment with multifunctional green space within urban areas and woodland fringe and biomass.”

- 2.8 National Character Areas are very broad and set out key characteristics of large geographical areas, usually providing the overview to more localised assessments undertaken at a regional or district wide level. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the key characteristics of the Leicestershire and South Derbyshire Coalfields NCA are discernible in relation to the site and the wider landscape surrounding it.
- 2.9 An extract of Natural England’s published character document for the Leicestershire and South Derbyshire Coalfields NCA is contained at **Appendix 2**, and this sets out the key characteristics of the area. The features the site has that are typical of the wider NCA are limited to it being an arable field, irregular in shape, and having been enlarged in the past. The low hedgerows and a few scattered hedgerow trees along the southern and western site boundaries is characteristics of the NCA.
- 2.10 The land surrounding the site is characteristic in that it consists of a nucleated village centred on a church, a red brick built vernacular, a widely varying field pattern and an emerging wooded character. There is a noticeable contrast between the settlement edge and the rural landscape surrounding it, albeit there are still numerous roads that interrupt any sense of tranquillity.
- 2.11 Whilst still relating to more of a broad geographical scale, the Statements of Environmental Opportunity associated with the Leicestershire and South Derbyshire Coalfields NCA do still offer some guidance for development, with the following a summary of those objectives that could steer the development response on this site:
- Enhancing the visual and ecological continuity of river corridors and their tributaries through positive management – for example, facilitating natural regeneration and, where appropriate, planting riparian trees and vegetation that can stabilise soils and slow water flow, particularly in the upper parts of the catchments (SEO1);
 - Identifying natural floodwater storage areas and protecting them from inappropriate development; planting reedbeds that can filter and slow flow rates, thus alleviating flooding of agricultural land and providing benefits to biodiversity (SEO2);
 - Reversing the fragmentation of semi-natural habitat; where appropriate, creating new wetlands, lowland meadows and lowland heathlands to increase biodiversity, mitigate the effects of climate change and strengthen landscape character while increasing the experiential qualities of the NCA (SEO2);
 - Increasing woodland cover in blocks of all sizes, and developing community woodlands adjacent to urban areas (SEO2);
 - Encouraging the restoration of hedgerows with typical species, through gapping up and reinstating by new planting, ensuring the distinction between early and contemporary hedged enclosures with their historically different enclosure patterns and complements of hedgerow trees; adopting appropriate cutting regimes and tagging to extend the age range and species diversity (SEO2);
 - Providing opportunities for woodland creation, biodiversity, public access and recreation (SEO3); and
 - Maintaining and/or restoring key landscape features, for example vistas (SEO3).
- 2.12 A full extract of the Statements of Environmental Opportunity for the Leicestershire and South Derbyshire Coalfields NCA is also contained at **Appendix 2**.



2.13 At a regional level, the most recent landscape character study relating to the site is Hinckley and Bosworth Borough Councils Landscape Character Assessment (Sept 2017; LUC) the western part of the site is identified as Bosworth Parkland (Landscape Character Area C) and the eastern part is identified as Newbold and Desford Rolling Farmland (Landscape Character Area D).

2.14 In both instances, the site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the following, commonplace, and not fundamentally defining features:

- Rolling, predominantly arable farmland with gentle slopes
- Scattered trees and woodlands at site boundaries, including small linear woodland copses
- Field boundaries defining the site formed by low hawthorn hedgerows
- Newbold Verdon has a clustered settlement form

2.15 The following features of the landscape character areas are considered to be sensitive and valued, and should influence the development response for the site:

- Mature trees and ancient woodland
- Hedgerows and trees
- Mixed farming and field patterns
- Rural settlement pattern of compact, nucleated settlements connected by a network of rural lanes and minor roads
- Rural landscape and sense of tranquillity
- Areas providing a rural setting to settlements

2.16 In this context it is worth noting that the site is located to the immediate south of the settlement edge and has a peripheral settlement edge character. It is contained by residential development, allotments and a public house and is not particularly tranquil or rural in character. A sensitive development response would be able to retain the key characteristic landscape features on-site and avoid any effects on the key sensitivities noted within the published character studies.

2.17 The Landscape Character Assessment also provides a landscape strategy for each LCA, of which the following are considered to be pertinent to the potential development of the site for housing within the Bosworth Parkland and Newbold and Desford Rolling Farmland:

- Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.
- Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.
- Enhance and manage the diversity of parkland meadows and retain features such as estate fencing and open roadsides with grass verges.
- Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.
- Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.
- Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.
- Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features.
- Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences.



2.18 The Newbold Verdon Neighbourhood Plan Character Assessment (2017) identifies the site within 'Parish Area 3: The Block', which covers an area between Brascote Lane, and Kirkby Lane described within the document as "this area lies to the south of the Village and is predominately rural with some wooded areas". The key characteristics of this parish area are:

- Provides main countryside access and visual amenity
- Provides the most locally used countryside footpaths
- Provides Lake views and Woodland access
- Newbold Spinney is a designated Local Wildlife Site

2.19 In relation to the site within 'The Block', the character assessment acknowledges the two sets of allotments and the Windmill Inn and Restaurant. The allotments, 'The Top Close' and 'The Bog', it states were set up by a Charitable Organisation, The Montague Trust, in order that the local people could grow their own fruit, vegetables and flowers. The character assessment states that one of the key benefits of the wider area known locally as 'The Block' is that it forms a circular route around the town that is popular with walkers, joggers, cyclists and equestrian riders. The character assessments states that *"this area therefore provides some of the best and most immediate access to the open countryside for villagers, not only through the circular walk but also because of the well-used public footpaths radiating out of the village centre; one to Goatsgate Farm and the other to Cottage Farm."*

Identification and Classification of Landscape Receptors

2.20 The threshold and terminology referred to in this section is set out in Appendix 1. The classification of sensitivity of the landscape as a resource is related to its susceptibility to the type of change proposed, and the value placed on the landscape.

Susceptibility

2.21 This means the ability of the landscape type, in this locale, to accommodate the development proposed without undue consequences for the maintenance of the baseline situation.

2.22 With regards to the site, the proposed development whilst creating direct change to an undeveloped field, will also be consistent with the existing scale, pattern, grain, and land use of the adjacent townscape edge of Newbold Verdon to the north. Appropriate mitigation can and has been provided to enhance assimilation of the new development into the existing context by creating an appropriate approach to the village northwards along Brascote Lane, and to address local landscape character and policy objectives to restore and enhance field boundaries, to establish linear copses and hedgerow trees within field boundaries, and to provide new soft landscaping throughout offering habitat and green infrastructure connectivity to the wider landscape as a component of the new development.

2.23 The landscape of the site is therefore of a medium susceptibility to the change proposed, as the development would complement the adjacent land use and can complement the character of the remaining wider landscape through the implementation of appropriately designed and incorporated mitigation.

Value

2.24 As a single arable field with no landscape or local policy designations, the site is not considered to be 'valued'; under the definition set out within the NPPF. It is not the subject of any statutory designation or local landscape policy based on condition or quality criteria.

2.25 However, the GLVIA3 states at paragraph 5.26 that:

"The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value".



2.26 'Having value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of local value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be 'valued' by a particular community at either a local or national scale.

2.27 In considering the value of the landscape the following aspects of the landscape are noted within the Landscape Institutes latest technical guidance note on value¹ as relevant in the assessment process:

- Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. (*Examples include wildlife and habitats of ecological interest that contribute to sense of place, semi-natural habitat that is characteristic of the landscape type, geological, geomorphological or pedological features, capital assets that contribute to ecosystem services, and landscapes which make an identified contribution to a nature recovery/green infrastructure network.*)
- Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape. (*Examples include historic landmark structures, designed landscape elements, historic parks and gardens, designed landscapes, landscape that form the setting to heritage assets, glaciers, peat bogs, relic farmsteads, ruins, historic field patterns and historic rights of way.*)
- Landscape Condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. (*Examples include intactness of walls, parkland, trees, good health of elements such as water quality and soil health, strong landscape structure such as intact historic field patterns, absence of detracting / incongruous features.*)
- Associations: Landscape which is connected with notable people, events and the arts. (Examples include associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape, associations with science or technical achievements, links to notable historical events and associations with a famous person or people).
- Distinctiveness: Landscape that has a strong sense of identity. (Examples include landscape with a strong sense of place, presence of distinctive features which are characteristic, presence of rare or unusual features, landscapes which contribute to the character or identity of a settlement, settlement gateways/approaches that provide a clear sense of arrival and contribute to the character of a settlement).
- Recreational: Landscape offering recreational opportunities where experience of landscape is important. (Examples include open access land, common land, public rights of way where appreciation of the landscape is a feature, areas with outdoor recreation opportunities and spiritual experiences/inspiration, town and village greens, physical evidence of recreational use where experience of landscape is important, and landscapes that form part of a view that is important to the enjoyment of recreational activity).
- Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense. (Examples include distinctive features or combinations of features such as dramatic landform or harmonious combinations or land cover, strong aesthetic qualities such as colour, scale, form and texture, natural ridgelines, woodland edges, river corridors and coastal edges, visual diversity and memorable or distinctive views and landscapes).
- Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies. (*Examples include landscape with high perceived tranquillity, links to nature, dark skies, presence of wildlife and birdsong and relative peace and quiet, wild land, rugged terrain, remoteness from public mechanised access and lack of modern artefacts, and a sense of particular remoteness, seclusion or openness.*)
- Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. (*Examples include landscapes that contribute to the healthy*

¹ Technical Guidance Note 02/21 'Assessing landscape value outside national designations'; Landscape Institute; May 2021



function of the landscape such as natural hydrological systems, floodplains, areas of undisturbed healthy soils, peat bogs, woodlands, oceans, areas of diverse land cover, wildflower meadows, areas with strong links to adjacent national designations and areas that form an important part of a multifunctional green infrastructure network).

2.28 For each of these considerations there is a range from 'good' through 'ordinary' to 'poor' in terms of the landscape's performance against these criteria. In the table below these issues are considered for the site itself in relation to the wider landscape surrounding it.

Criteria	
Natural Heritage	The ecological report submitted with the application confirms that the site is considered to be of low ecological value as it consists of an area of arable land, scattered scrub, poor semi-improved grassland and tall ruderal vegetation associated with the hedgerows. The hedgerows were noted to be of some conservation value. The Leyland Cypress trees associated with the northern boundary of the Windmill Inn are non-native and considered to be of low value ecologically. The watercourse along the northern boundary is a landscape feature with potential to support protected/notable ecological species. No evidence of protected species has been recorded. The hedgerows are characteristic of the wider landscape, but not rare, or unique. The boundary vegetation is however considered to contribute to the green infrastructure network of the landscape immediately surrounding the site. The site is considered ordinary in terms of its natural heritage.
Cultural Heritage	The heritage report submitted with the application confirms that there is nothing of heritage interest associated with the site or sensitive to development within the site – including scheduled monuments, battlefields, conservation areas, listed buildings or register parks and gardens. The report also confirms that there are no non-designated heritage assets within the site. From a landscape value perspective, the current understanding therefore is that the site is considered ordinary in terms of its cultural heritage as there has not been anything identified within this assessment or those carried out by others in association with the application to suggest any cultural heritage value associated with the site.
Landscape Condition	The site is on the lower end of the scale in terms of its typical features present, only being similar to the wider landscape in it consisting of arable land use bound by field boundary hedgerows and a watercourse which are commonplace features of the wider LCA. More characteristic areas of the landscape exist in the wider landscape surrounding Newbold Verdon, particularly to the east of the site where there are more frequent hedgerow trees present, the landscape undulates, and there is less of a visual relationship or perception of the settlement edge. The field boundary hedgerows on site are gappy in places, particularly to the south and west, which lowers their condition. The features present on site are not rare or unique, and the site itself is less representative of the character area than the immediately nearby landscape to the east. The quality of the landscape on site is affected by the proximity to the settlement edge, and the presence of the Windmill Inn and allotments to the west and south-west. Overall, the site is of ordinary quality.
Associations	There are no known associations which would indicate a strong or important link between the landscape on site and its historic or current appreciation. The site is therefore considered to be poor in this regard.
Distinctiveness	The landscape of the site is consistent with the wider landscape character area and type, but none of the features present are considered rare either locally, or at a broader scale. The landscape is therefore considered poor in this respect.
Recreational	There is no access to the site for the public at the moment, but it is noted that it provides part of the context to those using Brascote Lane for recreational purposes, and for recreational users of the Public Footpath crossing the adjoining agricultural land to the east of the site. The boundary hedgerows and sight of the existing townscape edge form a visual backdrop to the site when viewed from these locations which affects the contribution the site makes to any sense of 'openness' provided by the site as an undeveloped field for users of these recreational routes.



	The site is considered to be poor in terms of the recreational value.
Perceptual (scenic)	As an undeveloped field, with a low-height hedgerow along its western and southern boundaries, the site offers a degree of short-distance scenic value to the transient users of Brascote Lane, the public footpath to the east of the site, and to the users of the allotments and Windmill Inn to the north, west and south-west. Views across the site from the north consist of arable land, with a backdrop of the well-treed hedgerows along the eastern and northern site boundaries. The existing residential edge of Newbold Verdon can be seen within views. Beyond this the site has no special intrinsic scenic qualities. As a result of these matters the scenic quality is ordinary.
Perceptual (wildness and tranquillity)	The limited access to the site means this is not an area which provides an opportunity to enjoy the landscape or the wider context. However, the site does play a part in contributing to the sense of being in a village location for users of Brascote Lane, the nearby footpath to the east, and users of the Windmill Inn and allotments adjacent to the site. The site is perceived to be an ordinary parcel of arable farmland, contained by field boundary hedgerows. The site is considered to be ordinary overall in terms of its perceptual aspects.
Functional	The site is an ordinary arable field on a residential main road leading to Newbold Verdon. It does not contain and identifiable or valued landscape functions and plays an ordinary role in its part within the wider green infrastructure network along Brascote Lane and within the wider landscape through the presence of its field boundary hedgerows only. The site is considered to be ordinary in terms of its landscape function.

2.29 Having considered the key elements related to value there is nothing associated with the site that makes this land as a whole more than ordinary and valued no higher than of local importance. The main way in which the site could be considered locally valued is in the role the boundary hedgerows play within the wider green infrastructure network surrounding the village and in it being an undeveloped field on the edge of the village. The fact the site is currently undeveloped and 'open' in that sense, does provide a degree of locally valued visual amenity benefits for users of Brascote Lane, the Windmill Inn and the allotments off Brascote Lane, but views across it are limited by the eastern and northern boundary hedgerows and the housing adjoining the site to the north so the value it provides scenically is limited to a single field depth of visual openness across an ordinary farmed field, which when considered in relation to the urban grain of the village, and the experience of users of the wider landscape surrounding Newbold Verdon, is not a function enough to warrant it being valued any more highly in this regard or overall.

Landscape Sensitivity

- 2.30 Combining the susceptibility and value of the landscape of the site, the landscape on-site is considered to be of **medium** sensitivity to change as it has some aspects of positive landscape character, a small number of locally valued aspects (field boundary hedgerows that contribute to the green infrastructure network and its currently open farmed use) and the proposed development would be consistent with the existing scale, pattern, grain and land use of the prevailing character immediately adjoining the site, although mitigation would be appropriate to enhance assimilation so as to respect the character of the landscape to the south, west and east.
- 2.31 The wider study area within the Newbold and Desford Rolling Farmland LCA and the Bosworth Parkland LCA is considered to be of a **high to medium** sensitivity to change as it contains some aspects of character that are mature, it has a distinct landscape structure in places, and there are few detractors present.



2.32 This appraisal will assess the impacts on the Newbold and Desford Rolling Farmland LCA and the Bosworth Parkland LCA as resources, with observations on the impacts on the site itself described within the context of the wider landscape which it is considered to form a part of.

Recommended Landscape Mitigation and Enhancements

2.33 The above site-specific and published character context provides an indication of the key issues relating to landscape change within the site and the wider landscape. The published character studies provide guidance as to what sort of mitigation and enhancement measures would be both necessary and desirable in order to assimilate new development into the landscape.

2.34 In the context of the proposal to develop the site for housing, the following measures are recommended to ensure the development assimilates into the landscape context appropriately and without causing undue adverse impacts:

- Retain existing boundary hedgerows and hedgerow trees. Manage these using traditional 'midlands-style' hedge-laying to improve their structure and biodiversity value and strengthen landscape character in association with the landscape strategies within the published character studies.
- Maintain the agricultural settlement edge character of Newbold Verdon by ensuring the development is visually well screened to the south and east where it could be seen from nearby footpath routes.
- Retain open roadsides with grass verges and utilise as a design feature within the new development to complement the character of the wider landscape.
- Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing - refer to ecology expertise to ascertain what habitats are present on-site and what would be appropriate for creation.
- Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads
- Consider the character of the approach to Newbold Verdon from the south along Brascote Lane and ensure the new first sightings of development complement or improve upon the visual appearance and character of the existing settlement edge.
- Linear tree copses and hedgerow trees would be useful new screening elements in keeping with the landscape strategies within the published character studies.
- Aim to ensure the development 'clusters' to the adjacent settlement as much as possible, in order to respect the prevailing settlement form of the Newbold and Desford Rolling Farmland.
- Consider the creation of a Country Park / Area of Open Space to form a recreational asset to the village, to link up to the popular walking route around 'The Block'.

2.35 Incorporation of the above recommendations will contribute to the character of the Newbold and Desford Rolling Farmland LCA, the Bosworth Parkland LCA and will fulfil the objectives of the Hinckley and Bosworth Borough Council Landscape Character Assessment. These recommendations are illustrated on the Landscape Recommendations Plan attached to this report (see **Plan 4: Landscape Recommendations Plan**).



Section 3: Baseline Visual Context

Extent of Visibility

- 3.1 In order to determine the extent of the area from which the development can be seen, OS terrain data has been used to produce a Topography plan (see **Plan 2: Topography**) and Zone of Theoretical Visibility (ZTV) for the proposed maximum height of the development (8.5m above ground levels) – see **Plan 3: Zone of Theoretical Visibility & Photoviewpoint Locations**. The ZTV is theoretical, based on the terrain of the ground only, and does not take into consideration site-specific visual circumstances such as the screening effect of built form, trees, and vegetation, and how these may influence the actual visibility of the site and development upon on it. Therefore, a more accurate representation of the extent to which the site and proposed development would be viewed is undertaken in the field, with the ZTV used as a starting point for the fieldwork in terms of determining the existent of visibility and the likely visual receptors.
- 3.2 In the case of this site, the ZTV shows that the there is potential for the development on site to be visible as far as Bosworth Lane to the west, Bosworth Road to the south, Kirkby Lane to the east, and encompassing Newbold Verdon to the north. The fieldwork analysis of this potential visibility has ascertained that the gentle undulations and the intact field boundary hedgerows and hedgerow trees in the surrounding landscape, provide a visual context in which there is little opportunity to view the site from anywhere other than close proximity locations. The visibility of the site from the local area is analysed and described in further detail below.

Viewpoints

- 3.3 Representative views of the site from a variety of receptors in the local area have been determined on the basis of the first sieve ZTV mapping and subsequent fieldwork. The identification of views is carried out from external spaces within the public domain, and not from buildings or private spaces. The viewpoints chosen are intended to be representative of the key locations from which publicly available views are or could be possible.
- 3.4 The photographs included within this appraisal were taken using an SLR digital camera, using a 50mm focal length as per best practice guidance. They are intended to provide an indication of the composition of the view and extent of visibility, but it is recognised that such views are best experienced in person, in the field. Winter photographs when deciduous vegetation was in not in leaf were taken during December 2020 and January 2022.
- 3.5 Having conducted the site visit, the following viewpoints have been identified as being representative of the extent of visibility and key receptor locations to assist with the consideration of the visual impacts of the proposed development on the site:



Viewpoint Reference	Viewpoint Location/Description	Visual Receptor view is Representative of
1	View north-east from Windmill Inn car park	Users of Windmill Inn
2	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
3	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
4	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
5	View south-east from allotments off Brascote Lane	Users of allotments
6	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
7	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
8	View north from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
9	View north from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
10	View north-west from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
11	View north-east from unnamed track off Brascote Lane	Transient and recreational users of track
12	View south-east from Brascote Lane	Private residents at the southern edge of Newbold Verdon Transient vehicular and pedestrian users of Brascote Lane
13	View south-east from Public Footpath S27 north of allotments	Private residents at southern edge of Newbold Verdon Recreational users of Public Footpath S27
14	View south-east from Public Footpath S20	Recreational users of Public Footpath S20
15	View south-west from Alan's Way Playing Fields	Recreational users of playing fields
16	View south-west from Public Footpath S26	Recreational users of Public Footpath S26
17	View south-west from Public Footpath S26	Recreational users of Public Footpath S26
18	View west from Public Footpath S26	Recreational users of Public Footpath S26
19	View west from Public Footpath S26/Kirkby Lane	Recreational users of Public Footpath S26 Transient vehicular and pedestrian users of Kirkby Lane
20	View north-west from Kirkby Lane	Transient vehicular and pedestrian users of Kirkby Lane
21	View north-west from Public Footpath S26	Recreational users of Public Footpath S26
22	View south-west from Public Footpath R95	Recreational users of Public Footpath R95
23	View south-west from Public Footpath R95/Kirkby Lane	Recreational users of Public Footpath R95 Transient vehicular and pedestrian users of Kirkby Lane

- 3.6 The photosheets contained at the rear of this report illustrate the composition of the existing views described above.
- 3.7 Visibility northwards extends across the adjacent allotments (see **Photoviewpoint 5**) and Brascote Lane towards the housing that forms the southern edge of Newbold Verdon (see **Photoviewpoints 12 and 13**). To the north-east, filtered views of parts of the site are possible from Alan's Way Playing Fields and Public Footpath S26 that runs alongside the edge of the playing fields (See **Photoviewpoints 15, 16 and 17**).
- 3.8 To the east, filtered views towards the site are possible from Public Footpath S26 (see **Photoviewpoint 18**) but visibility becomes increasingly filtered and obscured as distance from the site increases, with the site barely perceptible in views from Kirkby Lane (see **Photoviewpoints 19 and 20**).
- 3.9 Views to the south extend across the adjacent fields, private fishing lake and allotments to Brascote Lane (see **Photoviewpoints 6, 7, 8, 9 and 10**) with the site becoming increasingly obscured from view beyond Brascote Lane by the intervening vegetation associated with the wooded area south of Brascote Lane and the private fishing lake just south of the site (see **Photoviewpoint 11**).
- 3.10 Views westwards are primarily gained from Brascote Lane and the grounds of the Windmill Inn Public House. There is no pavement along Brascote Lane, but it is used by pedestrians and views into the site are possible over the low roadside hedgerow and through field gate entrances (see **Photoviewpoints 1, 2, 3**



and 4). Beyond Brascote Lane, extensive woodland restricts views towards the site from the public rights of way crossing the fields in this area, but elevated parts of footpath routes do allow for distant, partially filtered views of the site (see **Photoviewpoint 14**).

- 3.11 Overall, this presents a very limited visual envelope and small number of potential visual receptors. Beyond the immediate site environs, woodland and linear hedgerows and tree belts restrict views into the site, even from nearby public footpaths (see **Photoviewpoints 21, 22 and 23**). The site is well contained by its own boundary vegetation, albeit to the west and south this is only a low hedgerow so it is assumed that new housing would be visible over the top of this. Where more distant visibility does occur, intervening trees and field hedgerows serve to filter views. There are no views within which the site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors which in this case relate to the Public Footpaths to the east and south of the site, the development of the site would still only represent an extension of the existing settlement edge that is viewed from these locations rather than a loss of any important scenic qualities or valued visual features.

Identification and Classification of the Sensitivity of Visual Receptors

- 3.12 The viewpoints are intended to show the visual context of the site and the surrounding landscape, and as such, where viewpoints show that visibility towards the site is restricted, the list of potential visual receptors identified is then reviewed and, in this case, refined to only those likely to experience a change in their visual context as a result of the development.

- 3.13 Corresponding with the above description of the extent to which the site is visible, and the associated representative viewpoints included within this report, the people (visual receptors) likely to be affected by the proposals are:

- Recreational users of Public Footpath S26 to the east of the site;
- Recreational users of Public Footpath S27 to the north of the site;
- Recreational users of Public Footpath S20 to the north-west of the site;
- Recreational users of Public Footpath R95 to the north-east of the site;
- Recreational and outdoor users of the Alan's Way Playing Fields to the north-east of the site;
- Users of the allotments to the north of the site;
- Users of the allotments to the south-west of the site;
- Users of the private fishing lake to the south-west of the site;
- Private residents at the southern edge of Newbold Verdon (Laburnum Avenue, Arnold Crescent and Brascote Lane);
- Private residents at Far Away to the east of the site;
- Users and employees at the Windmill Inn Public House to the west of the site;
- Transient users of Brascote Lane to the south and west of the site; and
- Transient users of Kirkby Lane to the east of the site.

- 3.14 Residents with visibility of the site to the north, north-west, north-east and east, people using the recreational footpaths within the local area, transient pedestrian users of Brascote Lane and Kirkby Lane and recreational users of Alan's Way Playing Fields, will experience views on a daily basis and will be engaged in outdoor activities whereby their attention and interest is likely to be focused on the landscape and the sequential visual experience. As a result, the sensitivity of these user groups to visual change will be **high**.



- 3.15 Transient vehicular users of Brascote Lane and Kirkby Lane will have a different focus to their activities and will be travelling at speed. The sensitivity of the transient users identified will therefore be **low**.
- 3.16 Users of the allotments to the north and south-west of the site, and the private fishing lake to the south-west of the site will be engaged in outdoor activities, that although not focused primarily on the surrounding landscape, do involve a degree of appreciation of their surroundings. As such, their sensitivity to visual change will be **high to medium**.
- 3.17 Users of the Windmill Inn Public House may spend some of their time outdoors within the garden area, which immediately adjoins and overlooks the site. Use of the Public House is not solely based on an enjoyment of its setting, and as such, sensitivity of these users to visual change will be **medium**.
- 3.18 The sensitivity of users and the associated viewpoint photography included within this report to illustrate their visual context is summarised in the table below. These ratings are consistent with the methodology and criteria contained at **Appendix 1**:



Visual Receptor	Sensitivity of User	Justification for Sensitivity related to Value and Susceptibility	Photoviewpoints representative of Receptors View
RECREATIONAL			
Recreational users of Public Footpath S26 to the east of the site	High Sensitivity Interest is likely to be focused on the landscape and sequential visual experience.	Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are filtered by intervening vegetation along most of the route, but some locations provide filtered and partial views of the site. The development will be visible in the middle-distance. Views are sequential and changes to the view will be consistent with the backdrop of the existing residential edge of Newbold Verdon, albeit extending further south than currently The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.	Photoviewpoints 16, 17, 18, 19 and 21
Recreational users of Public Footpath S27 to the north of the site	High Sensitivity Interest is likely to be focused on the landscape and sequential visual experience.	Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are filtered by intervening vegetation associated with the allotments. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments. Changes to the view will be viewed beyond the intervening hedgerow along the northern site boundary, and against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's southern and eastern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop.	Photoviewpoint 13
Recreational users of Public Footpath S20 to the north-west of the site	High Sensitivity Interest is likely to be focused on the landscape and sequential visual experience.	Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are distant and filtered by intervening hedgerow and woodland vegetation to the north-west and west of the site. Changes to the view will be viewed alongside the existing settlement edge albeit the development will register as an extension of the settlement southwards. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.	Photoviewpoint 14
Recreational users of Public Footpath R95 to the north-east of the site	High Sensitivity Interest is likely to be focused on the landscape and sequential visual experience.	Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are distant and filtered by intervening hedgerow and woodland vegetation to the north-west and west of the site. Changes to the view will be viewed alongside the existing settlement edge albeit the development will register as an extension of the settlement southwards. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.	Photoviewpoint 22



Recreational and outdoor users of the Alan's Way Playing Fields to the north-east of the site	High Sensitivity Users will be engaged in outdoor activities whereby their attention is likely to be focused on the landscape.	Views are filtered by intervening vegetation parts of the playing fields provide filtered and partial views of the site. The development will be visible in the middle-distance. Changes to the view will be consistent with the adjacent existing residential edge of Newbold Verdon, albeit extending further south than currently. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.	Photoviewpoint 15
OUTDOOR USERS			
Users of the allotments to the north of the site	High to Medium Sensitivity Users will be engaged in outdoor activities whereby some of their attention is likely to be focused on the landscape.	Views are filtered by intervening vegetation associated with the allotments. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's southern and eastern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop.	Photoviewpoint 5
Users of the allotments to the south-west of the site	High to Medium Sensitivity Users will be engaged in outdoor activities whereby some of their attention is likely to be focused on the landscape.	Views are filtered by intervening vegetation associated with the allotments and site boundaries. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments, and site boundary hedgerow. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's eastern and southern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop.	No suitable viewpoint location available from this privately owned facility
Users of the private fishing lake to the south-west of the site	High to Medium Sensitivity Users will be engaged in outdoor activities whereby some of their attention is likely to be focused on the landscape.	Views are filtered by intervening vegetation associated with the allotments and site boundaries. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments, and site boundary hedgerows. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's eastern and southern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop.	No suitable viewpoint location available from this privately owned facility
PRIVATE RESIDENTS			



Private residents at the southern edge of Newbold Verdon (Laburnum Avenue, Arnold Crescent and Brascote Lane)	High Sensitivity – views will be experienced on a daily basis	Private views Views will be direct and partially filtered at ground level by the intervening roadside and site boundary hedgerows along the northern and western boundaries of the site and by the intervening allotments. Most of the development will be visible, in close proximity. Views will be consistent with the adjacent residential context and planning policy acknowledges that there is no right to a residential view, but that residential amenity assessments should be undertaken for consideration of amenity matters. The visual composition following the development as proposed will be consistent with the baseline situation although there will be an inevitable curtailment of views across the field on site for users directly opposite the site.	Photoviewpoints 12 and 13
Private residents at Far Away to the east of the site	High Sensitivity – views will be experienced on a daily basis	Private views Views will be direct by heavily filtered by intervening garden vegetation and the well-treed hedgerows along the eastern site boundary. Most of the development will be visible, in close proximity but heavily filtered by intervening trees. Views will be consistent with the adjacent residential context and planning policy acknowledges that there is no right to a residential view, but that residential amenity assessments should be undertaken for consideration of amenity matters. The visual composition following the development as proposed will be consistent with the baseline situation although there will be an inevitable curtailment within the background of views across the field on site.	No suitable location available to take a viewpoint representative of the rear window/garden views from this private residence
USERS OF PUBLICLY ACCESSIBLE LOCAL BUILDINGS			
Users and employees at the Windmill Inn Public House to the west of the site	Medium Sensitivity – users will be engaged in their activities which are indoors, with any outdoor activity not being solely focused on an appreciation of the wider landscape or visual experience.	Largely indoor based activities. Where users enter the premises and use the grounds outside the public house, views will be close distance and direct. The development will be directly visible, viewed against the backdrop of the existing settlement edge and the wooded backdrop provided by the well-tree eastern and southern site boundaries and blocks of woodland beyond. The visual composition following the development as proposed will be in harmony with the existing composition and focus of views.	Photoviewpoint 1
USERS OF LOCAL ROADS			



Transient users of Brascote Lane to the south and west of the site	Low Sensitivity – vehicular users travelling at speed, unlikely to notice the site specifically or the landscape surrounding the route. High Sensitivity – pedestrian users on the road using it as a recreational route around the village.	The proposed development will be visible to the side of users whilst travelling along Brascote Lane for a short section of the road's overall length. Residential development along the route is already a background component of views and as such the visual composition following the development as proposed will be in harmony with the existing composition and focus of views.	Photoviewpoints 2, 3, 4, 6, 7, 8, 9 and 10
Transient users of Kirkby Lane to the east of the site	Low Sensitivity – vehicular users travelling at speed, unlikely to notice the site specifically or the landscape surrounding the route.	The proposed development will be distantly visible, partially viewed beyond intervening field boundary vegetation, which filters views increasingly with increased distance from the site. The development will be viewed as an extension southwards of the existing settlement edge of Newbold Verdon. The visual composition following the development as proposed will be in harmony with the existing composition and focus of views.	Photoviewpoints 19, 20 and 23

Recommended Visual Mitigation and Enhancements

3.20 The visual envelope and composition of views provides an indication of the key issues relating to visual change within the site and the wider landscape. In the context of the proposal to develop the site for housing, the following measures are recommended to ensure the development assimilates into the visual context and appears consistent with the prevailing composition of existing views:

- Retain existing visual screening features, namely the existing site boundary hedgerows and hedgerow trees and tree belts
- Consider the visual appearance of the development on the approach into Newbold Verdon along Brascote Lane, and any necessary frontage design considerations such as an offset from Brascote Lane, new soft landscaping, and outward facing properties
- Minimise views of any development from the south and the west, to increase the sense of rurality of the remaining open countryside beyond the site, and screen views of the settlement edge, if possible, to a greater extent than the current situation

3.21 These recommendations have been incorporated into the Landscape Recommendations set out on **Plan 4: Landscape Recommendations Plan**.



Section 4: Landscape Planning Policy Context

National Planning Policy & Guidance

- 4.1 Full details of the sections of the National Planning Policy Framework and items of National Planning Practice Guidance that relate to Landscape & Visual Matters are contained at **Appendix 3**.
- 4.2 The key point to note is that the site does not fall within one of the footnote 7 examples of designated areas and assets referred to at Paragraph 11 of the framework (which includes Green Belt land, Local Green Spaces and Areas of Outstanding Natural Beauty amongst other examples).
- 4.3 The site also does not represent a 'valued' landscape in the context of paragraph 174 of the NPPF as set out earlier within this Chapter. In terms of the recognised hierarchy of internationally to locally designated sites (NPPF para. 175) and the greater weight to be applied to conserving and enhancing the top tier of protected landscapes (NPPF para. 176), the site falls outside such classifications. It is not subject to any designations relating to landscape value or quality.

Local Policy

- 4.4 The site falls within the administrative borough of Hinckley and Bosworth Borough Council. The specific local level policies that are relevant for landscape and visual matters and applicable to the site and development proposed are as shown on the plan extract below: and summarised in the text that follows.

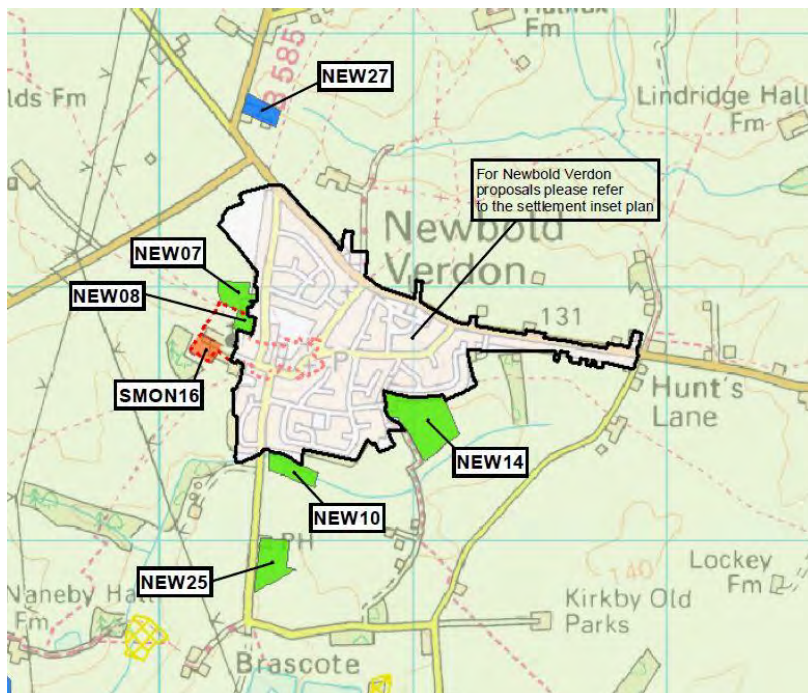


Figure 3: Extract of Hinckley & Bosworth Borough Wide Policy Map

- 4.5 The map above shows that the site is located within the Countryside beyond the settlement boundary and is not covered by any other local policy designations.

Hinckley & Bosworth Borough Council Core Strategy (adopted Dec 2009)

- 4.6 The policies within the above that are relevant to landscape and visual matters are:



Policy 7: Key Rural Centres

- 4.7 Newbold Verdon is identified within the Core Strategy as a Key Rural Centre and this policy requires all development within such locations to be of the “highest environmental standards”.

Policy 11: Key Rural Centres Stand Alone

- 4.8 This policy sets out a series of requirements for development within Newbold Verdon as one of the ‘standalone’ Key Rural Centres. Within the requirements, it includes the need for existing deficiencies in the quality, quantity and accessibility of green space and play provision in Newbold Verdon to be addressed, and for the character and appearance of the Newbold Verdon Conservation Area to be respected by incorporating locally distinctive features of the conservation area into the development.

Hinckley & Bosworth Borough Council Site Allocations and Development Management Policies Document (DPD) (July 2016)

- 4.9 The site is not identified within the Site Allocations and Development Management Policies Document. The following strategic policies are relevant to landscape and visual matters:

DM4: Safeguarding the Countryside and Settlement Separation

- 4.10 This policy aims to protect the intrinsic value, beauty, open character and landscape character of the countryside. According to this policy, development within the countryside must not:

- have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- undermine the physical and perceived separation and open character between settlements; and
- create or exacerbate ribbon development.

DM10: Development and Design

- 4.11 Policy DM10 requires developments to:

- Not visually intrude on nearby residents/occupiers of adjacent buildings;
- Complement or enhance the character of the surrounding area, in terms of scale, layout, density, mass, design, materials and architectural features;
- Respect the materiality of the existing, adjoining/neighbouring buildings and local area; and
- Incorporate a high standard of landscaping.

Strategic Housing and Economic Land Availability Assessment (2020)

- 4.12 The Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an assessment of potential development sites within the borough. The site is identified within the assessment within parcels LPR38A and LPR38B (as per inset map extract below) which the assessment concludes are both ‘developable’ for housing use, with a potential to deliver 165 and 260 dwellings, respectively.



SHELAA 2020 Overview Map - Settlement: Newbold Verdon

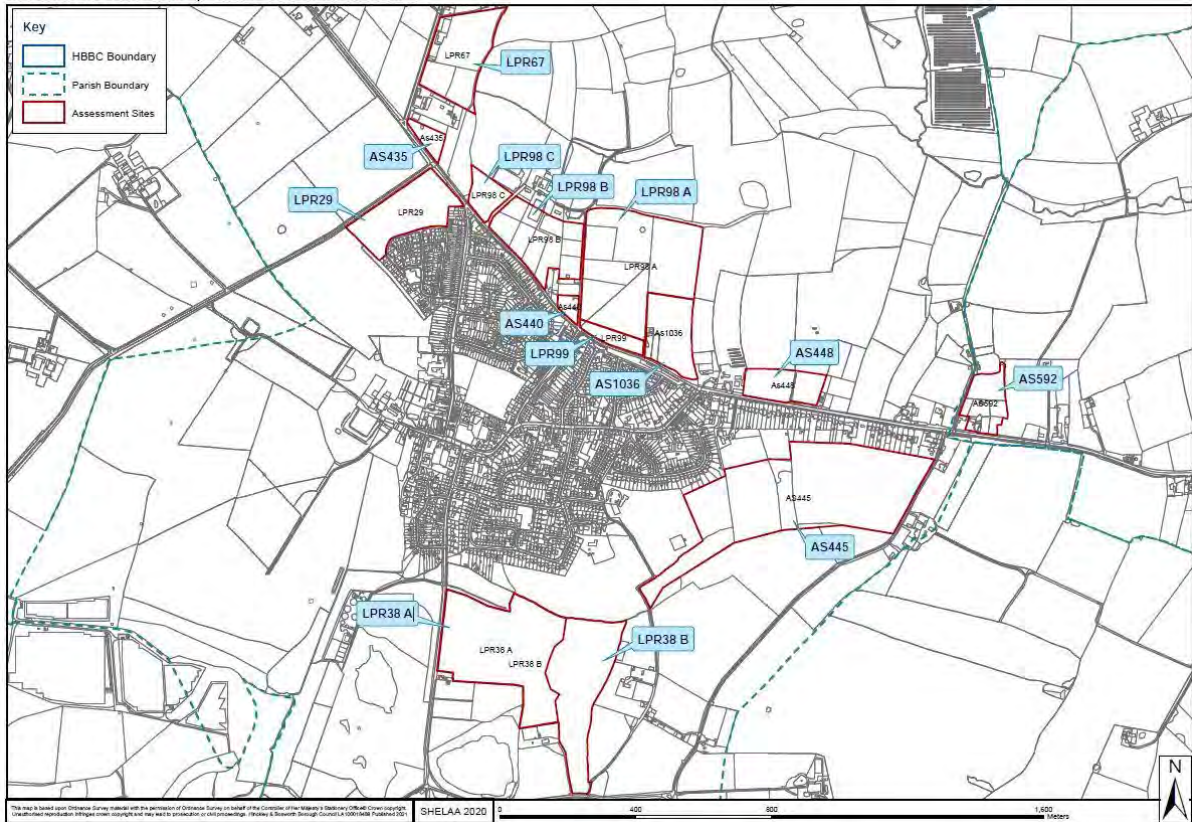


Figure 4: Extract of SHELAA 2020 Overview Map for Newbold Verdon

Draft Local Plan 2020-2039

- 4.13 Within the draft Local Plan the site is allocated for 221 dwellings (Ref: LPR38). Draft policy NAT10: Landscape Character is also relevant, which states:

“Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:

- a) Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study; and*
- b) Protect and enhance the character and qualities of the local landscape through appropriate design and management; and*
- c) Make provision for the retention and enhancement of features of landscape importance; and*
- d) Where appropriate, provide landscape mitigation; and*
- e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared*

Newbold Verdon Neighbourhood Plan 2018-2036 – Pre-Submission Version 03.08.2020

- 4.14 The Pre-Submission Newbold Verdon Neighbourhood Plan 2018-2036 was formally published as part of the Regulation 14 consultation on 4th August 2020.



- 4.15 The site is not designated or allocated within this latest draft version of the Neighbourhood Plan.
- 4.16 Policies from within the Pre-Submission version of the Neighbourhood Plan that could be applicable to the site should the Neighbourhood Plan be made, are:

Policy H6: Design

- 4.17 This policy places design requirements on all new housing developments including the need to enhance and reinforce local distinctiveness and not have any adverse effects on the visual amenity of the street scene or impact negatively on any wider rural landscape views without incorporating appropriate mitigation. The policy states that “All new housing should continue to reflect the character and historic context of existing properties and developments within the parish and incorporate a diversity of quality materials.”
- 4.18 The policy also requires new development to be enhanced through biodiversity and landscape with as much preservation of existing trees, hedgerows and wildlife habitats as possible. Native hedging is noted to be preferred for plot enclosures, as well as rural wooden fencing or brick/stone walls of rural designs. Sustainable drainage systems are also advocated within the requirements of this policy.
- 4.19 This policy states that land outside the settlement boundary as defined within the Neighbourhood Plan will be protected “for the sake of its intrinsic character, beauty, heritage and wildlife the wealth of its natural resources and to ensure it may be enjoyed by all”. The development proposed does not form one of the types of development considered suitable within the countryside under this policy. It will be necessary therefore to demonstrate that the intrinsic character and beauty of the countryside will be unaffected by the proposals, although the identification of the site as a housing reserve site does indicate an acceptance that the site could accommodate housing without any undue harm to the wider countryside.

Policy ENV4: Biodiversity and Wildlife Corridors

- 4.20 The northern and eastern boundaries of the site are identified within the Neighbourhood Plan as wildlife corridors. Policy ENV4 states that development proposals will be expected to protect and enhance these wildlife corridors and that new development should not create barriers to the permeability of the landscape for wildlife in general or fragment the populations of any species of conservation concern.

Policy ENV5: Landscape Character Areas

- 4.21 This policy sets out that the site is located within ‘The Block’ as previously described in Section 2 of this report. It states that new development will be expected to maintain the existing characteristics of The Block.

Policy ENV6: Safeguarding Important Views

This policy requires a series of locally identified open views and vistas to be respected. It states that proposals that would have an unacceptably detrimental impact on the identified views and vistas will not be supported. Of the six identified views, none have visibility of the site.

Policy ENV8: Footpaths and Bridleways

This policy requires development to not result in the loss of or significant adverse effects upon the existing network of footpaths and bridleways.

The Good Design Guide Supplementary Planning Document (2020)

- 4.22 This SPD contains detailed guidance on the character of the urban areas within the Borough and provides examples of how developments should respond in order to assimilate well with the local context, and to be distinctive to the area.



4.23 The document outlines 'design objectives' for Newbold Verdon described as follows:

- Protect the landscape setting of the village, including Hall Farm and its outbuildings, the medieval manorial site, as well as key spaces around the churchyard and rectory.
- Protect the quality sense of enclosure achieved around the church by relatively regular traditional buildings, and development should be resisted if it introduces ad hoc modern domestic detritus creating visual disjuncture.
- In the rest of the village, opportunities should be sought to enhance the entrance to the village from the countryside, which has been lost, introducing more appropriate rural and agricultural vernacular designs.



Section 5: Proposals and Landscape Recommendations

Description of Proposed Development

- 5.1 The application proposes to create up to 239 new residential properties, using materials and vernacular that complements that of the adjoining townscape of Newbold Verdon.
- 5.2 The entrances into the development will be soft landscaped with dwellings set back from Brascote Lane, fronting westwards out onto the road akin to those located on the existing village edge along Brascote Lane to the north. The entrances are located within new village green areas which will ensure that the development provides a welcoming gateway into the village, and a transition from open countryside to the clustered settlement form of Newbold Verdon. These open spaces will also allow for new tree planting within them which will enable a visual softening for views from Brascote Lane on the approach to the village from the south.
- 5.3 The northern boundary will consist of retained hedgerow vegetation alongside the existing watercourse (Thurlaston Brook), which will be retained within a landscape buffer. This buffer will provide an opportunity to incorporate a footpath link within it and surface water attenuation features.
- 5.4 A country park is incorporated into the south-eastern part of the site, which will be overlooked by housing and will incorporate existing mature trees and hedgerows at the boundaries. There is the potential for this space to incorporate new hedgerows and trees along historic hedgerow alignments, thus restoring a layer of historic landscape features within the site. The country park is intended to include play facilities as well as native planting and recreational routes, which could connect to Brascote Lane to the south if the land to the south of the site (beyond the site boundary) is brought forward as a burial ground as intended.
- 5.5 A green corridor running centrally through the site between the Country Park in the south and the Thurlaston Brook in the north provides a recreational green infrastructure link through the site linking up the existing hedgerow and riparian vegetation along Thurlaston Brook in the north with the new country park within the site to the south. This area uses the existing topography of the site to create a cascade of surface water attenuation basins.
- 5.6 The eastern edge of the development incorporates a development offset that allows for the retention and enhancement of the existing boundary hedgerow and hedgerow trees, recreational footpath links and addresses concerns raised by the residents of Far Away (residential dwelling located to the east of the site).
- 5.7 In total, the Illustrative Layout shows the creation of **XXha** of green space across the site, inclusive of the village greens, country park, surface water attenuation basins, play areas and provision for ecological enhancements to provide a biodiversity net gain.
- 5.8 The Illustrative Layout shows a hierarchy of streets consisting of a main street leading into a site from one of the new access points off Brascote Lane, with a wide corridor width along the street to define an arrival experience and set a different character for the main route through the site than the streets leading off it. Leading from the main street are several lanes, which lead towards the edges of the development area and provide vistas of the countryside to the south and west.
- 5.9 It is anticipated that buildings (other than garages) will generally be two storeys in height, with the potential use of a limited number of taller 2.5 storey dwellings appropriately located within the development to add variety to the street scene and massing to landmark buildings. A limited number of bungalows could also be provided, and these have been indicated towards the eastern edge of the site to respect the visual concerns raised by the private residents of Far Away. The Illustrative Layout shows a mixture of detached, semi-detached, and short terraced formats.

Potential Impacts



5.10 The following sets out the changes (impacts) that are likely to occur as a result of the proposals as they relate to the landscape and visual context.

Construction Impacts

5.11 There will be a number of activities associated with the development of the site, and during the construction phase. They include the following temporary impacts relevant to the LVA:

- Excavation and storage of spoil material;
- Lighting of the construction site, as necessary during the winter months, subject to CEMP and compliance with appropriate conditions;
- Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
- Fencing of the site for health and safety purposes and to protect existing vegetation from construction activities;
- Construction of infrastructure and new buildings;
- Construction of new highway accesses onto Brascote Lane, highway works to the road, and associated removal of hedgerows to facilitate the new access into the site; and
- Implementation of new landscape proposals incorporating the creation of a new country park; boundary planting; trees and shrub planting; and seeding.

Development Impacts

5.12 The completed development will result in a number of long-term effects. These will be:

- A change in land use from agricultural (arable) to residential development;
- New highway accesses, internal streets, parking and associated pedestrian access;
- Presence of street lighting associated with the development;
- Retained and managed hedgerows;
- New hedgerows, shrub, and tree planting within the development area; and
- New area of country park and other amenity open spaces incorporating attenuation basins, woodland planting and play facilities.

Mitigation Measures

5.13 Mitigation measures are those measures proposed to prevent, avoid, reduce and where possible, offset or remedy any significant adverse landscape and visual effects.

5.14 Informed by the LVA process, the following text sets out the mitigation measures that have been recommended in order to ensure the proposed development assimilates with the site context to the best possible standard.

Mitigation During Construction

- Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations, 1997.



- The implementation of areas of informal open space, including open landscape areas, and landscape offsets from site boundaries, in order to ensure that new planting associated with these areas, including strategic landscaping to site boundaries provides landscape structure, as early as possible in the lifespan of the proposed development.
- New planting will be undertaken during the planting season (October to March). This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment.
- Lighting that is necessary during the winter months of construction will minimise sky glow, light spill, and glare. The following mitigation will be delivered through an appropriately worded condition:

Lighting will only focus on the area needed for construction activity, public amenity, and safety;

Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and

To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

Mitigation Incorporated within the Development

- 5.15 The scheme seeks to create predominantly 2 storey housing in order to reflect the scale of the existing residential edge, minimise potential effects on the surrounding landscape to the south, west and east and recreational users of the footpath routes crossing it, and minimise potential effects on the visual amenity of users overlooking the site. Some 2.5 storey houses are proposed within the development, at key locations in order to add variety to the development.
- 5.16 The development proposals show that development has been set back from the western, norther, and eastern site boundaries so as to respect the existing character and street-scene of Brascote Lane, to ensure an attractive, characteristic new gateway into the village is provided by the development, to allow for the visual softening of the new housing within the site, and to enable new planting to be incorporated to enhance existing vegetation and habitats, retaining of as much of the existing on-site vegetation and landscape features as possible. The retention of the boundary hedgerows will also serve to provide low-level visual filtering of the development, softening the sight of built form. This will create a softened edge to the development and ensure an appropriate view of new housing for users travelling along Brascote Lane, using the nearby footpaths and residing in the nearby residential properties. A country park has been incorporated into the development to respect the more open character of the site to the south and to provide a key recreational asset for the development and the village.
- 5.17 The design of properties and use of materials that are sympathetic with the local vernacular and the scale of existing development adjoining the site will help the development to sit well with the existing townscape edge of Newbold Verdon. The scheme has been designed to reflect the variety of house styles, materials and finishes present in the adjacent residential areas.
- 5.18 The retention and reinforcement of the hedgerows and trees at the site boundaries will strengthen the landscape structure where it is currently gappy in places and devoid of hedgerow trees. This will also soften the built edge and provide some permanence to the filtering of views provided by the existing boundary hedgerow vegetation.
- 5.19 The inclusion of new tree and shrub planting within areas of green space and to street frontages, as well as planting, will enhance biodiversity and ecological mitigation, as well as ensuring an aesthetically pleasing appearance to the development.

Enhancement Measures



5.20 The development has also incorporated a number of design measures that offer the opportunity to enhance landscape features on site in association with the objectives of the Hinckley and Bosworth Borough Landscape Character Assessment. These include:

- Enhancement of existing hedgerows through laying, replanting, and gapping up, and the planting of new hedgerow trees;
- New hedgerows, mature trees in naturalistic groupings and new single mature specimen trees characteristic of the rural fringe landscape and the vegetation structure of the wider rural landscape beyond the site;
- Extensive areas of planting and open space provided within the new Country Park, providing links to existing recreational routes around the village (in particular for those users of Brascote Lane which forms part of a circular pedestrian route around the village known locally as 'The Block').

5.21 The way the above mitigation and enhancement measures will be implemented on site is illustrated on **Plan 5: Landscape Strategy Plan.**



Section 6: Impact Assessment

Introduction to Impact Appraisal

- 6.1 The sensitivity of the various receptors is set out in Sections 2 and 3 of this report. This section now considers the magnitude of change, based on the detailed scheme proposed. Reference should be made to Appendix 1 for the terms used in this section.
- 6.2 During the construction phase of the development programme there will be continuous change to the landscape of the site and the views experienced by residents and those moving around the area. It is generally recognised that this is the most disruptive phase of the development.
- 6.3 In general terms whilst there will be direct changes to the site itself, such changes will be experienced in the context of the existing townscape to the north and the agricultural landscape to the south, east and west. The assessment of effect as set out below seeks to place these changes into the local context rather than focusing on the specifics of the site area.
- 6.4 The changes will be permanent although the maturation of the landscape mitigation measures will assist with the assimilation of the development over time and reinforce the integration with the existing and current settlement edge to the east. For the purposes of the assessment, it is considered that the vegetation will be effective in terms of if landscape and visual contribution within 15 years of planting.

Landscape Character Impacts and Effects

Magnitude of Change (Impacts)

- 6.5 The magnitude of change as it relates to the site itself will be **medium** due to the permanent loss of the open qualities of the land, and the permanent change to housing use as proposed. However, the magnitude of change when considering the site within its landscape and townscape context, within the wider Bosworth Parkland LCA and Newbold and Desford Rolling Farmland LCA is **low** as the development occupies a relatively small portion of land in relation to the wider LCAs, will provide a characteristic and carefully designed approach to the village along Brascote Lane, will retain the majority of existing on-site vegetation, and will only result in a localised loss of an area of land exhibiting typical, but not notable, characteristics.

Construction Phase Effects

- 6.6 The site itself will experience **temporary moderate adverse** effects, as the appearance of construction machinery on site will be inevitably disruptive and will occupy the majority of the land on site but a large proportion of the changes will relate to soft landscaping which will be less visually intrusive.
- 6.7 When considered in its wider surroundings however, in terms of the character of the site and its immediate context, the area will experience localised change, with the introduction of elements and features associated with the construction process which are uncharacteristic. The baseline context of the site is one in which construction development is not a typical occurrence at the moment, with no other construction sites within the visual or perceived vicinity of the site. Disruption associated with the construction of the development will last for a temporary period and in the lifetime of the housing development the effects will be short-term, localised and result in **temporary minor adverse** effects.

Operational Phase Effects

- 6.8 The proposed development will result in a complete change to the site itself, however that change will complement the existing village edge to the north and in terms of use, pattern, grain and appearance. The development has been specifically designed to provide a transitional, softened edge to the settlement, whereby the existing field boundary hedgerows are retained, new areas of soft landscaping such as a village green and landscape buffers are provided at the edges of the site, and a new Country Park will be



created. These aspects of the development, along with the orientation of properties, the layout of the development and the overall scale proposed will ensure the development will assimilate well with the southern edge of Newbold Verdon.

- 6.9 There will be a loss of some hedgerow vegetation at the western site boundary to facilitate vehicular access into the site, but the masterplan layout shows there is an intention to ensure replacement planting which far exceeds the loss in terms of quantum. Given the relative lack of hedgerow trees within the western and southern boundary hedgerows at the moment, it is considered that this development presents an opportunity to diversify the hedgerow stock both in terms of species, and visually.
- 6.10 The impacts on the site itself are considered to result in **moderate to minor adverse** effects as the site is changed from an arable field to a housing development and Country Park which considerably alters its landscape character. The proposed areas of landscaping and public open space including the Country Park and village green moderate this impact due to the localised beneficial changes they will bring about.
- 6.11 The impacts on the landscape character of the site within the context of the Bosworth Parkland LCA and Newbold and Desford Rolling Farmland LCA are considered to result in **neutral** effects as a small proportion of the landscape character area will be changed, resulting in a bigger village size overall, but no fundamentally defining features will be lost (two small sections of hedgerow only), and those features that will change will be compensated for (with hedgerow planting replaced in excess of that which will be removed) and extensive new areas of public open space and landscaping that enhances the character of the landscape locally. The new housing will not be uncharacteristic within the receiving landscape, will affect a limited geographical area in relation to the wider LCA, and will not be readily visible from the majority of the public footpath network that traverses the LCA.
- 6.12 The soft landscape mitigation and enhancement proposals will ensure that the development forms a characteristic settlement expansion, which is perceived as visually softened and is no more or less visually intrusive within the wider landscape than the existing village edge. Indeed, the proposed village green, development offset from Brascote Lane and Country Park will bring benefits in terms of providing a visually softened edge to the village more so than exists currently, increased recreational provision, increased tree cover and a strengthened green infrastructure network.
- 6.13 In this sense, although a small number of features of the LCAs will change with some features lost and others created, this will be within a very limited geographical area limited to a single field, and overall and on balance, the change will not be discernible within the context of the distinct character of the Bosworth Parkland and Newbold and Desford Rolling Farmland. Effects will be noticed immediately upon completion, but over time with the establishment of the proposed mitigation and enhancement measures, the new housing will appear appropriate, characteristic with its surroundings and an appropriate and suitable addition to the street-scene and settlement edge. The new country park will appear as an attractive and locally valuable resource contributing to tree cover locally, as well as providing recreational, amenity and habitat benefits. Overall the development will complement the landscape characteristics of the surrounding LCAs, maintaining the existing landscape character and quality of the LCAs both immediately surrounding the site and in the wider vicinity.
- 6.14 The following table summarises the findings described above:



Landscape Receptor	Sensitivity	Magnitude of Change (Impacts)			Construction Phase Effects	Operational Phase Effects
		Scale	Geographical Extent	Duration of Change and Reversibility		
Site	Medium	Medium – some changes to the landscape character of a localised area surrounding the site	Medium – Intensive change over a localised area, though some of the changes relating to the creation of the new country park and extensive areas of open space within the site will be beneficial	High - Long term; permanent	Temporary Moderate Adverse	Moderate to Minor Adverse
		The site is influenced by the adjoining townscape edge. The magnitude of change as it relates to the site itself will be medium overall due to the permanent loss of the open qualities of the land, the permanent change to housing use as proposed, balanced out by the permanent benefits brought about by the creation of the new country park and extensive areas of open space throughout the site.				
Bosworth Parkland	High to Medium	Low - Minor loss or alteration to the land cover and vegetation on site which does not form a fundamental component of the existing wider LCA	Low - Minor changes in a localised area	High – Long term; permanent	Temporary Minor Adverse	Neutral
		The magnitude of change when considering the site within its landscape and townscape context, within the wider Bosworth Parkland LCA is low as the development occupies a relatively small portion of land, will complement the local townscape edge, and will only result in a localised loss of an area of land exhibiting typical, but not notable, characteristics. The change will be balanced out further by the beneficial effects associated with the creation of the new country park and extensive areas open space across the site.				
Newbold and Desford Rolling Farmland	High to Medium	Low - Minor loss or alteration to the land cover and vegetation on site which does not form a fundamental	Low - Minor changes in a localised area	High – Long term; permanent	Temporary Minor Adverse	Neutral



Landscape Receptor	Sensitivity	Magnitude of Change (Impacts)			Construction Phase Effects	Operational Phase Effects
		Scale	Geographical Extent	Duration of Change and Reversibility		
		component of the existing wider LCA				
		The magnitude of change when considering the site within its landscape and townscape context, within the wider Newbold and Desford Rolling Farmland is low as the development occupies a relatively small portion of land, will complement the local townscape edge, and will only result in a localised loss of an area of land exhibiting typical, but not notable, characteristics. The change will be balanced out further by the beneficial effects associated with the creation of the new country park and extensive areas open space across the site.				

Visual Impacts and Effects

Recreational Users

Public Footpath S26

- 6.15 For users of Public Footpath S26 to the east of the site (see Photoviewpoints 16, 17, 18, 19 and 21), the site is viewed in the middle distance, beyond the northern and eastern site boundary hedgerows, with the existing settlement edge of Newbold Verdon visible adjacent. The site is filtered from view for majority of the route by well established field boundary hedgerows, and as the footpath travels eastwards, increased hedgerow layering and intervening garden vegetation results in several locations from which the site is barely visible at all.
- 6.16 The construction impacts will be **medium**, as at worst, the construction activities associated with building out the site will be viewed in the middle distance over the tops of intervening hedgerows and trees. Construction works will appear inconsistent with the current visual context, and this is considered to result in **temporary moderate adverse** effects at worst, although for the majority of the route, the effects will be lessened (**temporary minor adverse**), or non-existent where the site and construction activities within are heavily filtered from view (**neutral**)
- 6.17 Once completed, the tops of new housing will be visible beyond the northern and eastern boundary vegetation, forming a minor change to the existing visual context. The development will be softened by the new soft landscaping incorporated into the northern and eastern edges of the development. Impacts on completion will be **medium to low**, resulting in **minor adverse** effects.

Public Footpath S27

- 6.18 For users of Public Footpath S27 to the north of the site (see Photoviewpoint 13), the site is viewed in the middle distance beyond the allotments that overlook the site and intervene in views. The construction impacts will be **high** as the construction works will be seen in close proximity and largely unfiltered. This is considered to result in **temporary moderate adverse** effects. Once completed the development will be visible at close proximity, parts of it filtered by the new landscaping within the village green at the northern site entrance off Brascote Lane and by the retained and new soft landscaping along Thurleston Brook, but parts of it also unfiltered. The context of the footpath is already built up so the new housing will be largely in keeping with the existing character and visual context of the footpath. The impacts on completion will be **medium**, resulting in **moderate adverse** effects.



Public Footpath S20

- 6.19 For users of Public Footpath S20 to the north-west of the site (see Photoviewpoint 14) the existing settlement edge is heavily filtered with only the very tops of houses glimpsed over the tops of intervening vegetation. The construction activities are likely to be visible where there is a gap in intervening woodland screening and as a result long distance views of machinery and building activities will be visible against a wooded backdrop. This will appear inconsistent with the existing baseline but a distant component of views and as such impacts will be **medium**, resulting in **temporary moderate adverse effects** at worst. On completion, the western edge of the development will be distantly visible, softened by the proposed soft landscaping and village greens incorporated into the western edge of the development. The impacts on completion will be **medium** resulting in **temporary moderate to minor adverse effects**.

Public Footpath R95

- 6.20 The site is not readily visible from this footpath route due to the distance at which it is viewed, and the level of intervening filtering provided by layers of field boundary hedgerows and the hedgerows and trees associated with the edges of the Alans Way Playing Fields. At worst, the construction activities may be glimpsed in the distance, but they are unlikely to form a readily noticeable component of views even though construction works are not a typical occurrence within the area. The construction impacts will be **low to negligible** resulting in **temporary minor adverse to neutral** effects. Upon completion, views of the development are likely to consist of glimpses of the tops of housing only, viewed at distance and heavily filtered. Impacts are considered to be **negligible** and the effects **neutral**.

Alan's Way Playing Fields

- 6.21 For users of Alan's Way Playing Fields the site is heavily filtered from view (see Photoviewpoint 15) by vegetation associated with the boundaries of the playing fields and intervening fields.
- 6.22 The construction impacts will be **low**, as at worst, the construction activities associated with building out the site will be viewed in the middle distance over the tops of intervening hedgerows and trees. Construction works will appear inconsistent with the current visual context, and this is considered to result in **temporary minor adverse** effect at worst.
- 6.23 Once completed, the development will be largely screened from view with only the tops of new housing will be visible beyond the northern and eastern boundary vegetation, forming a minor change to the existing visual context which is unlikely to be noticeable. The development will be softened by the new soft landscaping incorporated into the northern and eastern edges of the development. Impacts on completion will be **low to negligible**, resulting in **neutral** effects.

Outdoor Users

Allotments to north of site

- 6.24 For users of the allotments to the north of the site (see Photoviewpoint 5), the site is viewed in close proximity. The construction impacts will be **high** as the construction works will be seen in close proximity and largely unfiltered. This is considered to result in **temporary moderate adverse** effects. Once completed the development will be visible at close proximity, parts of it filtered by the new landscaping within the village green at the northern site entrance off Brascote Lane and by the retained and new soft landscaping along Thurleston Brook, but parts of it also unfiltered. The impacts on completion will be **high to medium**, resulting in **moderate to minor adverse** effects.

Allotments to south-west of site

- 6.25 For users of the allotments to the south-west of the site, the site is viewed in close proximity. The construction impacts will be high as the construction works will be seen in close proximity with only a site boundary hedgerow to filter views. The Windmill Inn partially screens views into the site northwards. The construction impacts will be high as the construction works will be seen in close proximity at worst, with only low height filtering. This is considered to result in temporary moderate adverse effects. Once completed the development will be visible at close proximity, parts of it filtered by the new landscaping



along the southern edge of the site and within the Country Park. The development will also be seen against the existing backdrop of housing at the southern edge of Newbold Verdon. The impacts on completion will be **medium**, resulting in **minor adverse** effects.

Private Fishing Lake to south-west of site

- 6.26 For users of the private fishing lake to the south-west of the site, the site is viewed in the middle distance beyond intervening woodland vegetation associated with the grounds of the fishing lake and beyond an intervening field and the allotments off Brascote Lane. The construction impacts will be medium as the construction works will be seen at some distance from the fishing lake and filtered by woodland vegetation. The development will also be seen against the existing backdrop of housing at the southern edge of Newbold Verdon. The Windmill Inn partially screens views into the site northwards. The construction impacts will be **medium** as the construction works will be seen partially filtered and at a distance. This is considered to result in **temporary moderate to minor adverse** effects. Once completed the development will be visible in the middle distance of views, against the backdrop of existing housing at the settlement edge of Newbold Verdon, with parts of it filtered by the new landscaping along the southern edge of the site and within the Country Park. The impacts on completion will be **medium to low**, resulting in **minor adverse** effects.

Private Residents

- 6.27 The visual impacts and resulting effects on the visual amenity of private residents are included within this LVA for context and completeness, but it is important to note that the focus of this appraisal is on public views, not those of private users. Furthermore, there is no 'right to a view', and residential amenity matters are covered by the project designers and detailed within the Design and Access Statement accompanying the application.

Southern edge of Newbold Verdon

- 6.28 A small number of private residents associated with the southern edge of the settlement will experience changes to their views as a result of the proposed development. Those with direct views are opposite the site to the north on Arnold Crescent, and there are users with more oblique views on Laburnum Avenue to the north-west and Brascote Lane also to the north-west.
- 6.29 The construction works will appear in the middle-distance beyond the allotments to the north of the site, and beyond Brascote Lane and an intervening field north of the site. The northern boundary vegetation is well-established along Thurleston Brook, and this heavily filters views into the site for some of the properties on Arnold Crescent. The construction impacts will be **medium** resulting in **temporary moderate adverse** effects. The completed development will curtail some of the background of views for these users, though the housing will be seen in the context of wider views out to the south of the settlement, and against the existing wooded backdrop formed by the woodland and hedgerow vegetation that surrounds the site. The incorporation of a village green at the north-west corner of the site, and development offsets incorporating new soft landscaping to the northern and western edges of the development will serve to soften sight of the new dwellings to a degree. The impacts on completion are considered to be **low** resulting in **minor adverse** effects.

'Far Away' property to east of site

- 6.30 This property shares its boundary with the site, which is heavily treed and this with the addition of existing extensive garden vegetation makes the site heavily filtered from view. The construction works are likely to be glimpsed through this visual barrier in close proximity, forming a **medium** impact, resulting in **temporary moderate adverse** effects. The completed development will have less of an impact as the new houses will be offset from the eastern boundary with new soft landscaping incorporated into the buffer which will soften the sight of new dwellings beyond. The Illustrative Layout also shows that single storey dwellings have been proposed as a possibility for this part of the development to ensure that the housing will not be readily visible from this property. The impacts of the completed development will be **low** resulting in **minor adverse** effects.



Users of publicly accessible local buildings

Windmill Inn Public House

- 6.31 For users of the Windmill Inn, where visible the construction works and completed development will be seen in close proximity, but the completed development features areas of open space around the Windmill Inn which will serve reduce the impacts of the completed development with new soft landscaping able to soften the buildings visually. The impacts during construction and on completion are considered to be **medium** resulting in **temporary moderate adverse** effects during construction, and **moderate to minor adverse** effects on completion.

Transient Users

- 6.32 For those travelling on Brascote Lane the changes to views will be experienced on the section of the highways network adjacent to the site, including the entrance points into the site off Brascote Lane. Such changes to the view are seen in the context of the existing settlement edge and viewed against the wooded backdrop of vegetation along the sites northern and eastern boundaries. Whilst there will be a change to the view it will not introduce incongruent elements and features and parts of the view will be of the new Country Park which will be a visually attractive addition to the sequential experience for users. The provision of new planting within development offsets at the western and southern boundaries, and the benefits associated with the new village greens and country park will moderate the visual effects. The magnitude of change for these people will be **high**, resulting in **temporary moderate adverse** construction effects and **minor adverse effects** on completion.
- 6.33 For those travelling on Kirkby Lane, the changes to views will be barely perceptible as the speed of travel and presence of intervening roadside vegetation will restrict the extent to which a user's attention will be focused on the site. At worst, the construction works and completed development will be glimpsed, from discreet locations along Kirkby Lane, at distance. It is not likely that users will readily notice the construction works or proposed development whilst moving. As a result of this context, the magnitude of change for these users is **low** resulting in **negligible** effects during construction and on completion.



Section 7: Conclusion

- 7.1 When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. In addition, the effects need to be put in the planning balance with all other economic, social, and environmental effects of the development.
- 7.2 In this instance the site is not affected by any statutory or non-statutory qualitative landscape designations. The site is not subject to any other designations indicating that development should be restricted as set out in the NPPF (NPPF, footnote 7).
- 7.3 Within published character documentation, the western part of the site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the site. Changing the site from arable farming use to housing and a country park would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost and the Country Park offers opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.
- 7.4 The development will change the site, however that change will be consistent with and will complement the existing townscape to the north in terms of use, pattern, grain, and appearance and will also include the creation of a country park which will contribute to the character of the landscape locally. There will be some loss of hedgerow vegetation at western site boundary, but the masterplan layout shows there is an intention to ensure replacement planting which far exceeds the loss in terms of quantum. The impacts on the landscape character of the site within the context of the Bosworth Parklands LCA and Newbold and Desford Rolling Farmland LCA are considered to result in neutral effects as only a very small proportion of the landscape character area will be changed, no fundamentally defining features will be lost, and those features that will change will be compensated for.
- 7.5 Visually the site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the site. Visibility of the site is only possible from the adjoining Brascote Road, the adjoining allotments, a Public Footpath to the east and the Newbold Verdon Cricket Club to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the site is seen within the context of the existing backdrop of woodland beyond. This lack of public locations from which the site can be seen meaning that visibility towards the site is limited to a local area only.
- 7.6 The most significant visual effects will be experienced by users of the footpath within the allotments to the north of the site, the users of the allotments to the north of the site, and users of the Windmill Inn public house to the west of the site, where moderate or moderate to minor adverse effects will be experienced as a result of the completed development.
- 7.7 A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any unduly adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on



the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development and new Country Park proposed.

- 7.8 Both the landscape and visual effects are very limited in geographic extent, and all effects are therefore localised to the site and its immediate context, affecting only a very small number of private residents, and users of only short sections of a small number of the public footpath routes surrounding the site. This is mainly due to the composition of the landscape that surrounds the site and the southern reaches of Newbold Verdon, which features gentle undulations, mature hedgerows and hedgerow trees defining fields, and frequent blocks of woodland. The development represents an opportunity to provide a characteristic settlement extension along an already built up road, that can provide enhancements to the landscape on site through the creation of a village green and softened approach to the village along Brascote Lane, and through the creation of a network of public open spaces throughout the site including a new country park, and featuring new recreational routes that can link up to existing popular walking routes such as that which circles the southern edge of Newbold Verdon around the area locally known as 'The Block'. The development can be set within a robust landscaped and vegetated edge, which will provide a transitional edge to Newbold Verdon that respects and complements the existing built settlement edge and the rural context of the countryside to the south of the village.



Appendix 1: Methodology for Landscape & Visual Appraisal



Landscape and Visual Impact Assessment/Appraisal Methodology

Introduction

This report has been undertaken in accordance with best practice guidance and following the Landscape Institute and IEMA guidelines, Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA3).

The appraisal/assessment of landscape and visual impacts and effects are not based on hard and fast rules. A judgement process, using narrative to fully explain the reasoning behind the judgements made is a key part of the process, which is set out in full within this report. Within this methodology however, a series of tables are included which provide the reader with more detail and definitions relating to the assessment of sensitivity, magnitude of change, and significance of effect.

The conclusions reached about the sensitivity of receptors, the magnitude of change (impacts) and the significance of the resulting effects are always based on professional judgement.

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Significance of Effect – a judgement of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in order to ascertain its overall sensitivity. In the case of landscape receptors, reference is normally made to the most recent relevant published Landscape Character Assessments.

Susceptibility

Susceptibility is assessed both for landscape receptors (including landscape designations and character areas) and for visual receptors (people). It indicates the ability of a defined landscape or visual receptor to accommodate the proposed development “*without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*” (GLVIA, 3rd version, para 5.40). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below for both landscape and visual receptors.

Value

Landscape Value is “*the relative value that is attached to different landscapes by society*” (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes and this has been supported by the guidance set out within the Landscape Institutes Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’. The factors influencing landscape value can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constrictions and the degree to which the landscape is intact and legible.

In visual terms, Value relates to that attached to views experienced by receptors (people) – this is typically influenced by scenic qualities of the view, a view being identified as forming part of a specific viewing spot, or one which has been locally noted to form a key role as part of a settlement, route, or experience. Certain views are highly valued for either their cultural or historical associations, which can increase the sensitivity of the



viewer. However, whilst a valued view may serve to increase the overall visual receptor sensitivity, a low value will not necessarily reduce sensitivity.

GLVIA3 advises that it is helpful to consider (but not be restricted to) the following:

- Nature of the view (full, partial or glimpsed);
- Proportion of the proposed development visible (full, most, part or none);
- Distance of the viewpoint from the proposed development and whether it would be the focus of the view or only a small element;
- Whether the view is stationary, transient or sequential; and
- The nature of the changes to the view.

Additionally, the seasonal effects of vegetation are considered, in particular the varying degree of screening and filtering of views.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the scale, geographical extent, and duration and reversibility of effect are all considered in understanding the overall Magnitude of change.

- Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development.
- Geographical Extent of effect is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt.
- Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development.

Effects

Landscape effects can be defined as the changes in the character and quality of the landscape as a result of a development, through:

- The impact on the landscape fabric (changes the development may cause to specific features and elements that make up the landscape);
- The impact on the overall patterns of elements and on the perceptual and aesthetic aspects that give rise to landscape character and regional and local distinctiveness; and
- The impact on valued landscapes such as public open space, designated landscapes or otherwise valued landscapes including wild land.

Visual effects relate to changes in available views of the landscape and the effect of those changes on people, including:

- the immediate impact of the Proposed Development on the content and character of views (e.g. through intrusion or obstruction and / or the change or loss of existing elements in a specific view); and
- the broader impact considering the overall change in visual amenity enjoyed by receptors in the area.

Best practice guidelines stipulate that the level of any landscape or visual effect should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, or major.

The following terms are used to define residual landscape/townscape effects:

- Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and
- Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.



The following terms are used to define residual visual effects:

- Adverse: the proposed development reduces visual amenity; and
- Beneficial: the visual amenity is improved by the proposed development.

Appraisal/Assessment Criteria Tables

Landscape Sensitivity

The sensitivity of the landscape receptors has been arrived at by considering the landscape receptor value and the susceptibility of the landscape receptor to the change proposed.

Susceptibility and value can be combined in different ways although it is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity. As noted in GLVIA3 there can be complex relationships between the value attributed to a landscape and its susceptibility to change, which can be particularly important when considering change in or close to designated landscapes.

Landscapes considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are particularly strong reasons associated with the landscape value that lead to a reduction in sensitivity. Similarly, receptors considered to be of low or medium susceptibility are usually in the same category of sensitivity, unless there are reasons associated with the landscape value that lead to an increase in sensitivity.

The overall sensitivity generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum. Professional judgement is always used to determine the overall level.

LEVEL OF SENSITIVITY	TYPICAL CHARACTERISTICS
HIGH	Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); Elements/features that could be described as distinctive, unique or are nationally scarce; Distinct landscape structure with strong pattern and intact features; Mature vegetation with provenance such as ancient woodland or mature parkland trees; Mature landscape features which are dominant within the landscape and fundamental to defining the distinct landscape character of an area. Features which are characteristic of and contribute to a sense of place and illustrate time-depth in a landscape and if replaceable, could not be replaced other than in the long term; Important characteristics and features recognised as forming an intrinsic part of a nationally or regionally designated landscape; and/or Few detractors or uncharacteristic features or elements present. The landscape is such that changes in terms of the proposed development would be entirely at odds with its character, related to matters of pattern, grain, use, scale and mass.
MEDIUM	Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features; Locally important and notable features that contribute to the overall character of an area; Perceptual/aesthetic aspects has some vulnerability to unsympathetic development; and/or features/elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate/poor condition or readily replicated.



	Some scope for substitution or positive enhancement – the proposed development is somewhat consistent with the existing scale, pattern, grain, and/or land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
LOW	Damaged or substantially modified landscapes with few characteristic features of value; Features or elements that are uncharacteristic and detract from the landscape character of an area such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc); Degraded landscape structure with fragmented pattern and poor legibility of character Capable of absorbing major change – the proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass, and/or there is scope for substitution or positive enhancement.
NEGLIGIBLE	Areas that are relatively bland or neutral in character with few/no notable features; A landscape that includes areas of alteration/degradation or erosion of features; and/or Landscape elements/features that are common place or make little contribution to local distinctiveness. Opportunities for the restoration of landscape through mitigation measures associated with the proposal.

Visual Sensitivity

The sensitivity of a visual receptor reflects their susceptibility to change and any values which may be associated with the specific view. It varies depending on a number of factors such as the activity of the viewer, their reasons for being there and their expectations and the duration of view.

As with landscape, susceptibility and value can be combined in different ways to form a judgement about the sensitivity of a given receptor. It is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity.

However, whilst a valued view may serve to increase the overall sensitivity of the visual receptor, a low value will not necessarily reduce sensitivity. Visual receptors considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are particularly strong reasons associated with the value of the view that lead to a reduction in sensitivity.

Similarly, receptors considered of low or medium susceptibility are usually in the same category of sensitivity, unless there are reasons associated with the value of the view that lead to an increase in sensitivity.

The overall sensitivity generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

LEVEL OF SENSITIVITY	TYPICAL CHARACTERISTICS
HIGH	A view or overall visual amenity which is an important reason for receptors being there (and therefore most views or overall visual amenity for highly susceptible receptors). A well balanced view containing attractive features and notable for its scenic quality. A view which is experienced by a large number of people and/ or recognised for its scenic qualities. (e.g. residents at home, users of public rights of way, users of footpaths where the attractive nature of the countryside is a significant factor in the enjoyment of the route, cyclists on national and local cycle routes designed to provide an attractive experience, road users on recognised tourist/scenic routes, visitors to landscape and heritage resources and attractions where views of the surroundings are an important contributor to their appreciation, experience or enjoyment). The visual composition following the development as proposed will include discordant and incongruent elements.



MEDIUM

A view or overall visual amenity which plays a relatively small part in the reason why a receptor would be there (and therefore most views or overall visual amenity for receptors of medium susceptibility).

An otherwise attractive view that includes noticeable discordant features or overall visual amenity where there are noticeable visual detractors.

(e.g. general road users, passengers on rail lines where the trains run at low or moderate speeds, users of public open space and footpaths where the nature of the surroundings is not a significant factor in the enjoyment of the space/activity, visitors to landscape and heritage resources and attractions where views of the surroundings are a minor contributor to their appreciation, experience and/or enjoyment).

The visual composition following the development as proposed will be consistent with the baseline situation although some aspects may be at odds with the visual composition.

LOW

A view or overall visual amenity which is unlikely to be part of the receptor's experience or reasons for being there (and therefore most views or overall visual amenity for receptors of low susceptibility).

An unattractive view or overall visual amenity where there are many visual detractors.

(e.g. people at their place of work or shopping, users of high speed roads and passengers on railway lines running at high speed, people engaged in recreational activities where the view of the surroundings is secondary to the enjoyment of the activity such as outdoor sports, user of public open space and footpaths where the nature of the surroundings is irrelevant to the enjoyment of the activity)

The visual composition following the development as proposed will be in harmony with the existing composition.

NEGLECTIBLE

A view or overall visual amenity which is irrelevant to the receptor's experience or reasons for being there.

(e.g. users of indoor facilities where the view is irrelevant to their activity)

The visual composition following the development as proposed will make no difference to the users existing visual context or experience.

Magnitude of Change (Impacts)

The magnitude of change described within this report generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

MAGNITUDE OF CHANGE JUSTIFICATION

HIGH	Total loss or major alteration to key elements/features/characteristics of the baseline (existing) landscape or view, and/or the introduction of totally uncharacteristic elements with the receiving landscape.
MEDIUM	Partial loss of or alteration to one of more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that may be prominent but not uncharacteristic within the receiving landscape.
LOW	Minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
NEGLECTIBLE	Very minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape – approximating the 'no change' situation.



Level of Effect

The level of effect will vary depending on the circumstances, the type and scale of development proposed, the baseline context and other factors. Professional judgement is used to combine sensitivity and magnitude to gauge the level of effect and determine whether it is significant or not.

The gradations of magnitude of change and level of effect used in the assessment represent a continuum on a four-point scale: major; moderate; minor; and negligible. Where appropriate, this assessment uses intermediate descriptors, such as minor to negligible, minor to moderate or moderate to major, where the assessor considers that the effect falls between the levels set out below.

Effects can be either beneficial or adverse and, in some cases, neutral.

The level of effect described within this report generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

LEVEL OF EFFECT	JUSTIFICATION
MAJOR	Total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. Development would be visually intrusive and would disrupt fine and valued views both into and across the area (adverse). Fitting well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in views (beneficial).
MODERATE	Effects that are at variance with some of the landscape characteristics, adversely affecting the character (adverse), or fitting well with the landscape characteristics but changing their emphasis for improvement (beneficial).
MINOR	Not quite fitting the characteristics of the landscape (but not considered uncharacteristic) or have local/limited scale adverse impact (adverse), or locally improving or adding to the quality of the landscape (beneficial).
NEUTRAL	Complementing the landscape characteristics and maintaining the existing landscape character and quality.



**Appendix 2: Extracts from Natural England's
publication for the Leicestershire and South
Derbyshire Coalfield National Character Area**

Key characteristics

- The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau.
- There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges.



Restored opencast site and new housing within The National Forest at Woodville.

- The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and has many minor, swift-flowing streams draining the area, for example Saltersford Brook and Rothley Brook. Flooded clay pits and mining have resulted in many subsidence pools or flashes, which in combination with Thornton Reservoir provide valuable open water sites for nature conservation and recreation.
- The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.
- Small- to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.
- Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils. Potatoes are grown in rotation on the heavier soils around Measham and Packington.
- There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil. The River Mease SSSI and SAC has internationally important spined loach and bullhead fish and nationally important white-clawed crayfish, otter, and aquatic plants such as water crowfoot.

- Rich heritage assets include Ashby-de-la-Zouch medieval castle and industrial heritage including the Ashby Canal and Moira Furnace, one of the best examples of an early 18th-century blast furnace. Archaeological assets include a moated medieval village at Desford and the Roman town at Ravenstone.
- Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone. Locally characteristic around Measham is a double-sized brick of the late 18th century known as the 'Measham gob'. There are many three-storey brick-built farmhouses.
- The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville.
- Around Coleorton, a more dispersed pattern of settlement associated with small-scale bell pit mining of the 13th century, spoil heaps, small fields, a dense network of footpaths and a fine example of historic parkland landscape contribute to the distinctiveness of this part of the coalfield landscape.
- The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated with the recreational assets of The National Forest. The Ashby Canal also provides a link to the wider area.



Ibstock brick pit, just one of a number of pits exploiting the extensive deposits of clay for the manufacture of bricks and tiles.

Statements of Environmental Opportunity

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.

For example by:

- Working in collaboration with partners to achieve the objectives of the River Mease priority catchment of the Catchment Sensitive Farming Programme and the Water Framework Directive – addressing the reasons for bad ecological quality by reducing diffuse water pollution and, in conjunction with Environmental Stewardship schemes, buffering watercourses from adjoining land uses.
- Working in partnership to re-naturalise modified sections of the River Mease and its tributary, Gilwiskaw Brook, removing weirs and other barriers to migration.
- Working in collaboration to improve water quality by tackling pesticide, fertiliser and sewage diffuse pollution sources.
- Enhancing the visual and ecological continuity of river corridors and their tributaries through positive management – for example, facilitating natural regeneration and, where appropriate, planting riparian trees and vegetation that can stabilise soils and slow water flow, particularly in the upper parts of the catchments.
- Identifying natural floodwater storage areas and protecting them from inappropriate development; planting reedbeds that can filter and slow flow rates, thus alleviating flooding of agricultural land and providing benefits to biodiversity.
- Avoiding uniform pollarding to conserve and manage mature and over-mature trees within riparian environments, thus ensuring a supply of coarse woody debris, important for aquatic and invertebrate species, where it does not increase the risk of flooding.
- Judiciously managing riparian woodland to provide adequate shade, which can significantly reduce peak summer temperatures, thus maintaining water temperatures within a favourable range for salmonid fish and other sensitive freshwater fauna.
- Evaluating the services that the riverine environment provides, through ecosystem services assessments, to inform 'developer contribution schemes' that can provide sources of revenue to sustain the management of these sites.

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.

For example by:

- Supporting the vision of The National Forest Strategy – to unify the forest area by planting native and mixed-species woodland to link the remnant ancient forest landscapes of Melbourne Parklands National Character Area (NCA) in the north with those of Charnwood NCA in the east and Needwood and South Derbyshire Claylands NCA in the west – to benefit landscape character, biodiversity and climate change.
- Encouraging farm diversification to woodland in order to reverse the fragmentation of ancient and plantation woodland in the NCA, for example Rough Park and Lount Wood.
- Reversing the fragmentation of semi-natural habitat; where appropriate, creating new wetlands, lowland meadows and lowland heathlands to increase biodiversity, mitigate the effects of climate change and strengthen landscape character while increasing the experiential qualities of the NCA.
- Increasing woodland cover in blocks of all sizes, except in the Coleorton historic mining area where only small-scale planting is appropriate, and developing community woodlands adjacent to urban areas.
- Reversing fragmentation of woodland by restoring typical zones of woodland types from alder, crack willow, hazel, and grey willow in valleys, to oak/birch woodland on higher slopes; developing and managing transitional scrub communities between woodland and adjoining habitats to create a coherent, robust habitat network.
- Finding a financially sustainable solution to woodland management by seeking an economic return on the by-products of woodland management; developing supply chains, encouraging demand for wood fuel in urban areas and encouraging the installation of wood-fuelled boilers in local amenity buildings.
- Reinstating native woodland on Plantations on Ancient Woodland Sites (PAWS).
- Encouraging the restoration of hedgerows with typical species, through gapping up and reinstating by new planting, ensuring the distinction between early and contemporary hedged enclosures with their historically different enclosure patterns and complements of hedgerow trees; adopting appropriate cutting regimes and tagging to extend the age range and species diversity.
- Maintaining historic parklands, restoring their key historic features and maintaining their structural and age diversity, providing access where appropriate.
- Training volunteers to assist with the surveillance of key habitats and species by surveying to monitor the health, distribution and population sizes of species as evidence of habitat quality.

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 assets the National Character Area offers.

For example by:

- Supporting the objectives of The National Forest Strategy; restoring mineral and derelict sites; providing opportunities for agriculture, woodland creation, biodiversity, public access, sport, recreation and tourism development.
 - Managing the impact of visitors on sites by ensuring that paths are adequately signposted and surfaced to prevent erosion and to divert public access away from sensitive habitats; providing sustainable transport solutions to alleviate potential traffic congestion; developing an integrated transport network between visitor attractions, linking with public rights of way, canal towpaths and cycle routes.
 - Encouraging more visitors to the open countryside for quiet enjoyment, and meeting the needs of diverse audiences, improving health and wellbeing, while reducing the number of visitors to traffic-congested sites.
 - Seeking ways to sustainably manage the demand for water and energy resources and providing recycling facilities at tourist destinations, to minimise the impact on the environment and to raise awareness.
 - Conserving the many redundant mining features of industrial archaeological interest, ensuring that afforestation and redevelopment of former industrial land preserve the industrial heritage.
 - Using new technological solutions to interpret the natural and built environments of the coalfield, its habitats, artefacts and historic buildings, describing the role of each in the heritage and development of the landscape over time.
- Supporting the objectives of the English Heritage conservation areas, ensuring that sustainable use of historic buildings does not compromise their characteristic features.
 - Maintaining and/or restoring key landscape features, for example vistas, preserving archaeological sites and maintaining historic parkland and associated buildings, and providing access and interpretation where possible.
 - Agreeing management strategies to protect buried archaeology by adopting shallow cultivation methods or protecting under permanent grass leys.



Hicks Lodge cycle park in The National Forest is one of many recreational assets that the Forest has to offer.

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 today's 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.

For example by:

- Conserving post-industrial sites of ecological value and recognising that local features resulting from quarrying and mining activity, such as flashes created by subsidence, have potential as wildlife and recreation sites.
- Recognising the biodiversity potential of open mosaic habitats on previously developed land; identifying a suite of sites and protecting them for the niche habitats they provide for invertebrates and first succession plants.
- Encouraging the natural regeneration and management of heathland on spoil tips and, where ecological conditions allow, planting new areas of heathland to reverse the fragmentation of this habitat that once covered the coalfield, in order to increase carbon sequestration and for its value as a late source of nectar.
- Protecting and maintaining the natural geomorphological features and exposures in the river valleys and stream banks to maintain ecological status, and providing opportunities for research and education to study past environmental change and enhance recreational experience.
- Providing interpretation and educational material at heritage centres, considering new technological solutions to interpret and describe the important role of geodiversity in the heritage and development of the landscape over time.
- Developing and promoting geology trails, in partnerships with, for example, the British Geological Survey and The National Forest.
- Raising awareness of local geodiversity assets, for example fossil and mineral collections at local museums and heritage centres, and providing areas for recreational fossil hunting.
- Supporting the objectives of the Local Geodiversity Action Plan, by conserving and managing the suite of Local Sites to protect and improve their condition by agreeing management plans with owners and occupiers and undertaking restorative management of designated sites.
- Encouraging geodiversity partnerships to train volunteers in surveying techniques and geo-conservation methods, with the objectives to improve the quality of sites and to retain the knowledge and skills required for future management of sites.
- Ensuring that the restoration proposals for former mineral extraction sites, for example at Acreswood Quarry and Cadeby Gravel Pit, include provision of geological exposures for recreation, education and scientific research; and, where appropriate, improving access to cuttings, quarries and other geological features by improving footpaths and providing signage and interpretation.

Additional opportunity

1: Ensuring that, in this open landscape, the design of urban-fringe developments of warehousing, light industrial units and large retail outlets mitigates the visual impact on the landscape and that levels of noise and light pollution are minimised to preserve areas of tranquillity.

For example by:

- Ensuring the careful design and positioning of lighting and buildings in the urban-fringe areas and mitigating visual impact by planting shelterbelts or constructing bunds where appropriate and compatible with the landscape character.
- Ensuring that all new developments provide areas of greenspace, thus contributing to green infrastructure, and incorporate elements of sustainable urban drainage – for example, unsealed surfaces that allow water infiltration; and seeking ways to expand the rights-of-way network both within and between new developments.
- Planting blocks of trees and street trees in urban areas to provide shade, thus mitigating the effect of the urban heat island, increasing water infiltration rates and purifying the air, and helping to reduce the impact of higher summer temperatures through climate change.
- Ensuring that the designs of expanding settlements contribute to high-quality built and natural environments that respect the juxtaposition, scale and materials of traditional local buildings characteristic of the area.
- Minimising signage and the use of inappropriate street furniture and urban-style highway improvements in traditional settlements.
- Retaining areas of open landscape, resisting urban development into undisturbed areas, and buffering where appropriate to retain areas of tranquillity.



Brascote Lane, Newbold Verdon
Landscape & Visual Appraisal
11th March 2022

Appendix 3: NPPF Policy Summary

Summary of National Landscape Planning Policy & Guidance

National Planning Policy

National Planning Policy Framework

Paragraph 11

At the heart of the NPPF 2021 is a presumption in favour of sustainable development as set out at Paragraph 11. The NPPF 2019 sets out three overarching objectives to achieve sustainable development: economic, social, and environmental. For decision-taking, development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless:

*“i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Footnote 7

Footnote 7 outlines examples of the protected areas or assets of particular importance to the NPPF policies (rather than those in development plans) which relate to:

- Habitat sites (and those sites listed in paragraph 181); and/or
- Designated as Sites of Special Scientific Interest;
- Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- Irreplaceable habitats;
- Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and
- Areas at risk of flooding or coastal change.

Paragraph 20

Paragraph 20 refers to strategic policies that should set out a strategy for the pattern, scale and quality of development and make sufficient provision for housing, infrastructure for transport, community facilities and conservation and enhancement of the natural, built and historic environment, including landscapes, and green infrastructure and planning measures to address climate change mitigation and adaptation.

Paragraph 98

The importance of promoting healthy and safe communities are also considered within the NPPF 2021. In support of this it states that access to *“a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”*. To facilitate this Paragraph 100 considers the importance of public rights of way, stating that *“planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

Paragraph 119

Paragraph 119 states that policies and decisions should *“promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

Paragraph 120(a)

In addition to this Paragraph 120(a) states that planning policies and decisions should *“encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.”*

Chapter 12

Chapter 12: Achieving Well-Designed Places sets out the criteria needed within a Local Plan to enable good design, which is a *“key aspect of sustainable development”* that *“creates better places in which to live and work and*

helps make development acceptable to communities”. Paragraph 130(a-f) states that planning policies and decisions should ensure that developments:

- *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Paragraph 134(b)

In determining applications Paragraph 134(b) states that significant weight should be given to *“outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

Chapter 15

Chapter 15: Conserving and Enhancing the Natural Environment specifies how planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 174(a) states that protection and enhancement of *“valued landscapes, sites of biodiversity or geological value and soils”* should be *“in a manner commensurate with their statutory status or identified quality in the development plan”*. No definition of a “valued landscape” is provided in the NPPF or National Planning Policy Guidance (PPG). The value of the landscape is considered in relation to the sensitivity of the landscape and features within this Chapter.

Attention is drawn to the difference between international, national and local landscape designations in Paragraph 175 where it states that plans should *“distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in [the NPPF, 2019]; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”*

Paragraph 176 goes on to elaborate that *“great weight should be given to conserving and enhancing landscape and scenic beauty”* in landscapes with the highest status of protection, National Parks, the Broads, and Areas of Outstanding Natural Beauty. Similarly, the *“conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads”*.

In addition to this the Framework states in paragraph 176 that *“the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”*

At Paragraph 177 the Framework states that *“Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”*

Footnote 60 clarifies that *“for the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”*

National Planning Practice Guidance

Natural Environment PPG, July 2019

Landscape

The PPG makes reference to the National Planning Policy Framework, stating: *“it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes”*. The PPG also goes on to state, *“the cumulative impacts of*

development on the landscape need to be considered carefully” (Paragraph: 036 Reference ID: 8-036-20190721, Revision date: 21 July 2019).

Green Infrastructure

The PPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: *“enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk”* (Paragraph: 005 Reference ID: 8-005-20190721, Revision date: 21 July 2019).

Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Design PPG, October 2019

The PPG confirms well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. Good design is set out in the National Design Guide as comprising of 10 characteristics including context, identity, nature, and public spaces (Paragraph: 001 Reference ID: 26-001-20191001, revision date 01 10 2019).

In confirming the role of parameter plans in achieving well designed places, the guidance confirms parameter plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key structuring and placemaking components (Paragraph: 011 Reference ID: 26-011-20191001, revision date 01 10 2019).

National Design Guide, January 2021

The introduction of the National Design Guide confirms that a place is more complex and multi-faceted than a building as it comprises of a number of components including being made up of buildings, landscape and infrastructure which are likely to ensure longer than buildings themselves. In addition, the beauty of a place may range from a long view down to the details of a building or a landscape.

The National Design Guide addresses how to recognise well designed places by outlining the Governments priorities for well-designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF 2021.

Hard and soft landscape are identified as key components of good design. Paragraph 21 clarifies that a well designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings and includes making the right choices at all levels on a number of components including the layout, form and scale of buildings and landscape.

Paragraph 29 defines landscape as:

“Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.”

Whilst paragraph 30 confirms that the materials used for a building or landscape affect how well it functions and lasts over time.

In considering context, it is necessary for development to understand and relate well to the site, its local and wider context which includes landscape character. Paragraph 43 sets out that well designed new development is integrated into its wider surroundings physically, socially, and visually. It is based on an understanding of the existing situation which includes:

*“the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it”; and
“public spaces, including their characteristic landscape design and details, both hard and soft.”*

In terms of identity, paragraph 50 confirms that the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is therefore necessary for new development to be influenced by an appreciation and understand of land amongst other criteria. This also includes consideration of hard landscape, soft landscape, landscape setting and backdrop as outlined by paragraph 53.

Well-designed places contribute to local distinctiveness and this may include using local building, landscape or topographical features, materials, or planting types amongst others to create a positive and coherent identity that residents and local communities can identify with. Paragraph 58 states that character starts to be determined by the siting of development in the wider landscape, then by layout, landscape and spaces, movement network and arrangement of development blocks.

In considering movement, in particular a clear structure and hierarchy of connected streets, paragraph 79 identifies that well-designed streets create attractive public spaces with character through their layout, landscape, including street trees, lighting, street furniture and materials. Whilst paragraph 86 states well designed parking is attractive, well landscaped and sensitively integrated into the built form so that it does not dominate the street scene. It also states:

“It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked.”

Nature is an identified design characteristic. The first objective for the nature characteristic is for development to provide high quality, green open spaces with a variety of landscape and activities including play. Paragraph 92 set out a series of criteria to take account of for well-designed places to provide usable green spaces, including:

- The wider and local context, including existing landscape and ecology;
- Access;
- How spaces are connected;
- The balance between public and private open spaces;
- Their potential to contribute to a strategic green infrastructure system, and to water management;
- Their ability to support a range of activities and provide amenity value, and
- How they are to be managed and maintained.

The guidance also includes detail relating to public open space. In terms of landscape, public open space should include a variety of natural and designed landscapes for everyone, with different functions to suit a diverse range of needs as outlined at paragraph 94.

The second objective relating to nature relates to improving and enhancing water quality where paragraph 96 states:

“...In well-designed places, water features form part of an integrated system of landscape, biodiversity and drainage. This includes new water features that manage drainage and also existing watercourses. Together with green and brown roofs, swales, rain gardens, rain capture and other drainage, water features create multifunctional ‘green’ sustainable drainage systems. They also enhance the attractiveness of open spaces and provide opportunities for play, interaction and relaxation.”

Public Open Space is also a defined design characteristic. In creating well located, high quality and attractive public spaces the design of landscape is considered to influence the microclimate and can promote tranquillity as outlined at paragraph 103.



Plans

Brascote Lane, Newbold Verdon
Landscape & Visual Appraisal
11th March 2022

Plan 1: Landscape Context Plan



Key

Site Boundary

S26

Public Rights of Way with References

PROJECT Brascote Lane, Newbold Verdon

DRAWING TITLE Plan 1: Landscape Context Plan

SCALE NOT TO SCALE

DRAWING NO. 101

DATE March 2022

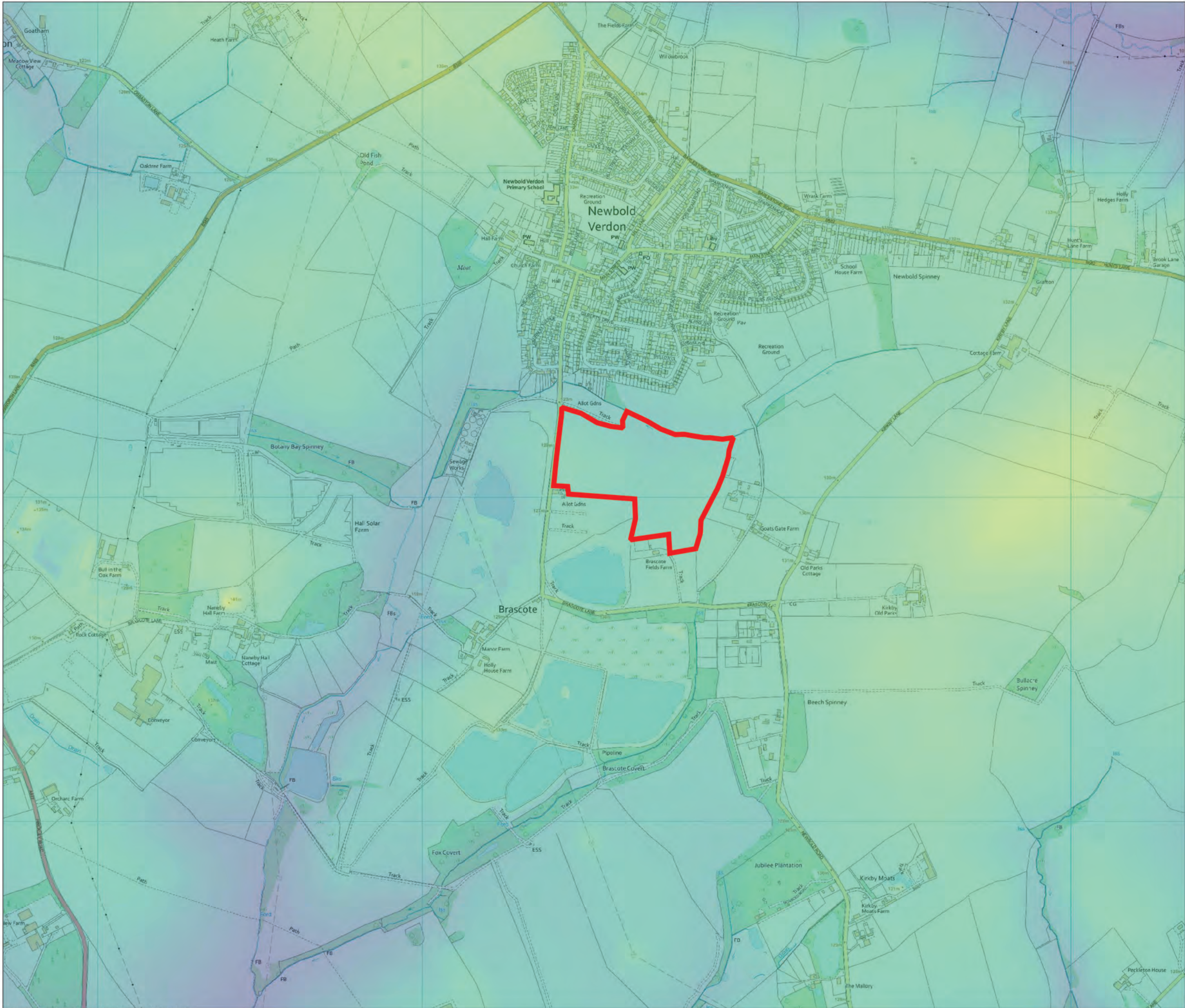


Annabelle Langhorn BA(Hons) BLA CMLI

Email: annabelle@landscape-planning.co.uk

Tel: 07920 748520

Plan 2: Topography



Key



Site Boundary

Height in metres Above Ordnance Datum (AOD)



94.75m

149.56m

PROJECT Brascote Lane, Newbold Verdon

DRAWING TITLE Plan 2: Topography

SCALE NOT TO SCALE

DRAWING NO. 103

DATE March 2022

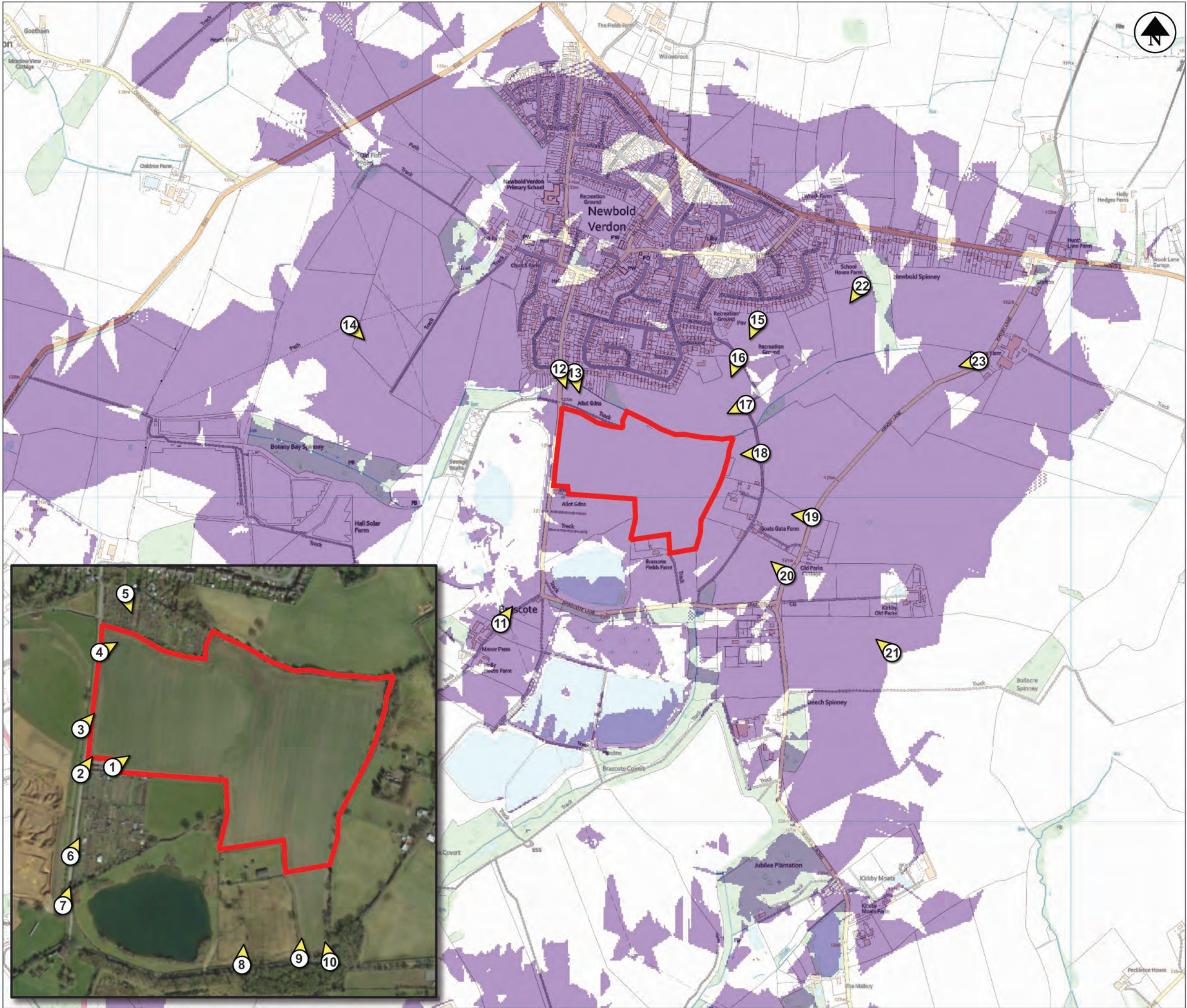


Annabelle Langhorn BA(Hons) BLA CMLI

Email: annabelle@landscape-planning.co.uk

Tel: 07920 748520

Plan 3: Zone of Theoretical Visibility & Photoviewpoint Locations



Key

Site Boundary

1

Photoviewpoint Locations

Zone of Theoretical Visibility
- Proposed Development

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on a maximum height of 8.5m above ground level) is potentially visible within a 5km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such, does not take into account existing built form or vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

PROJECT Brascote Lane, Newbold Verdon

DRAWING TITLE Plan 3: Zone of Theoretical Visibility

SCALE NOT TO SCALE

DRAWING NO. 102

DATE March 2022



Annabelle Langhorn BA(Hons) BLA CMLI

Email: annabelle@landscape-planning.co.uk

Tel: 07920 748520

Plan 4: Landscape Recommendations



Key

Site Boundary

Existing roadside verge to be retained and enhanced

Existing site boundary vegetation to be retained and enhanced

Development frontage considerations (offset, buffering and new planting)

Recommended settlement edge

Potential development parcel

Potential country park area or lower density development parcel incorporating country park/open space

Recommended landscape buffers

Recommended Green Infrastructure corridor

Opportunities for new recreational routes across the site

Approximate location of historic field boundaries (no longer defined on-site)



Photoviewpoints 1 and 2



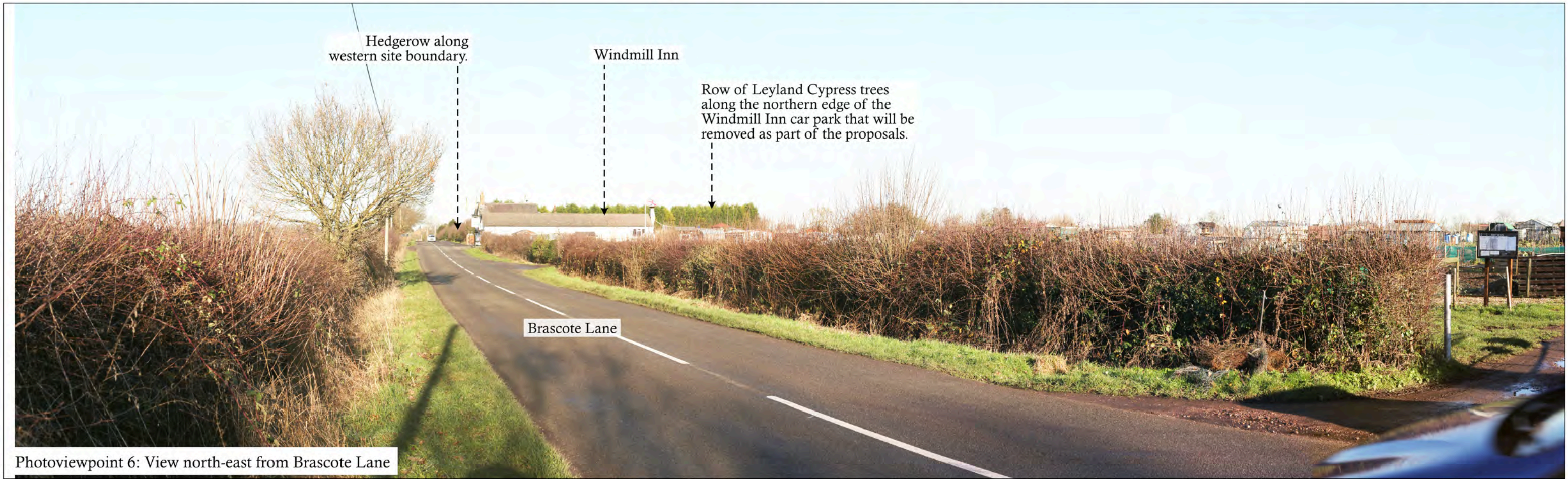
Photoviewpoints 3 and 4



Photoviewpoints 5 and 6



Photoviewpoint 5: View south-east from allotments off Brascote Lane



Photoviewpoint 6: View north-east from Brascote Lane



Photoviewpoints 7 and 8



Photoviewpoints 9 and 10



Photoviewpoint 9: View north from Brascote Lane



Photoviewpoint 10: View north-west from Brascote Lane

