

Landscape and Visual Impact Assessment

Land at Station Road, Market Bosworth

On behalf of Miller Homes Ltd

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Document Management.

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1. Introduction

Terms of Reference

- 1.1. Pegasus Group has been instructed by Miller Homes Ltd, to undertake a Landscape and Visual Impact Assessment in relation to proposed residential development on land at Station Road, Market Bosworth, Leicestershire (the site).
- 1.2. This LVIA will consider existing landscape and visual receptors in the study area, these include:
 - Physical landscape resources;
 - Landscape character; and
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 1.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3). The detailed methodology used is set out in **Appendix A**.
- 1.4. The Illustrative Landscape Masterplan for the proposed development is included as **Appendix B**.

Site Overview

- 1.5. The site comprises an area of agricultural land extending to ca. 7.1 hectares (ha) located directly adjacent to the existing western edge of Market Bosworth (refer to **Figure 1: Site Location**). It lies within the jurisdiction of Hinckley and Bosworth Borough Council.
- 1.6. The site itself is generally of medium scale in the context of the wider agricultural landscape to the south and west and is currently in arable use.
- 1.7. Directly west and north-west of the site is an area of industrial development, as well as a heritage steam railway, 'The Battlefield Line'. Beyond to the west is an area of recently built housing located between the railway line and Ashby de la Zouch canal (a conservation area). The north-eastern extent of the site is defined by the rear boundaries of mid to late 20th century housing including a mix of bungalows, terraced and semi-detached properties. The southern boundary of the site is defined by an existing hedgerow; whilst to the south-east the boundary is undefined on the ground where it crosses part way through the adjacent field enclosure.
- 1.8. The historic centre of Market Bosworth is located to the north-east. Over time the settlement has extended in a broadly linear pattern west along Station Road, and generally south of this route during the 20th century, as well as along Barton Road to the north.

- 1.9. The site is allocated under Hinckley and Bosworth's Site Allocations and Development Management Policies Development Plan Document (SADMP DPD, adopted July 2016) for mixed use development (allocation SA5).
- 1.10. In terms of its topography, the site slopes from its highest point to the north-east adjacent to existing housing off Priory Road (at ca. +105m AOD (Above Ordnance Datum), down to a low point at its south-western extent, where it lies at ca. 96m AOD.
- 1.11. There are no public rights of way (PRoW) within the site; the closest being PRoW S72 located ca. 290m south-east. There is however a permissive path that passes along the site's northern boundary, before heading east and connecting to the PRoW network thereafter. Vegetation patterns across the local area comprise a mix of mature hedgerows and hedgerow tree groupings, as well as several small blocks of deciduous woodland.
- 1.12. Additional information and a more detailed description of the physical components, landscape character and visual amenity of the site and study area are set out in later sections of this LVIA.

2. Approach and Methodology

Overview

- 2.1. The approach and methodology used for this report has been developed using best practice guidance, as set out in the following documents:
- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
 - Natural England (2014) An Approach to Landscape Character Assessment;
 - Landscape Institute Technical Guidance Note O6/19, Visual Representation of Development Proposals; and
 - Landscape Institute Technical Guidance Note O2/21: Assessing Landscape Value Outside National Designations.
- 2.2. Use has also been made of additional sources of data and information, such as published character assessments, aerial imagery (Google Earth), and Ordnance Survey (OS) base mapping. These are referenced in the relevant sections of the baseline information.
- 2.3. Supporting plans and figures have also been produced as part of this LVIA and are included as **Figures 1 to 6**.

Level of Assessment

- 2.4. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹ (GLVIA3).
- 2.5. The GLVIA3 acknowledges that landscape and visual impact assessment (LVIA) can be carried out either as a standalone assessment or as part of a broader EIA. GLVIA3 notes that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA that sits within an EIA must comply.
- 2.6. This assessment has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA also considers the interaction between landscape character and views in relation to physical components of the landscape. The LVIA draws on professional judgement in relation to sensitivity of receptors (both landscape and visual), the nature of impacts and consequential likely effects. This process informs judgements on a landscape mitigation strategy which will avoid, reduce, or remedy adverse impacts.

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April 2013).

- 2.7. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.
- 2.8. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present-day landscape character, context and setting of an area. These aspects have been given consideration in the LVIA in terms of physical landscape resources (for example trees and hedgerows) and landscape character. However, this LVIA does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

Collating Baseline Information

- 2.9. To capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using a process of desk study and field survey work.
- 2.10. The desk study includes reference to published landscape character studies and other published policy documents relevant to landscape and visual matters, such as OS 1:25,000 base mapping and aerial imagery.
- 2.11. Field survey work was completed during February 2024. A series of representative photographs were taken with a full-frame digital SLR camera with a 50mm fixed focal length lens, set at approximately 1.6 metres Above Ground Level (AGL). These are presented as a series of viewpoints and have been used to inform both the landscape and, separately, visual appraisal work (included as **Figure 6: Viewpoint Photographs**).
- 2.12. The field survey and viewpoint photography were undertaken at a point in the calendar year when the majority of deciduous vegetation had lost its leaf cover. Consequently, the majority of the viewpoints illustrate a 'worst-case scenario' in terms of lack of screening and potential visibility of the proposed development.

Consideration of Effects

- 2.13. Having established the relevant baseline position, the LVIA process then considers landscape receptors and visual receptors, specifically in response to the nature of the proposed development, assesses their sensitivity specifically in response to the nature of the proposed development, identifies the nature and magnitude of potential impacts, and consequently the likely scale of effect that would arise from the proposed development on the identified landscape and visual receptors.

3. Landscape and Visual Baseline

Landscape Planning Framework

- 3.1. In the context of the relevant planning framework, the following section sets out a summary of those policies relevant to landscape and visual matters. In respect of the proposals, the relevant policies will also have potential implications for the landscape mitigation strategy.

European Landscape Framework

- 3.2. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The ELC was adopted on 20 October 2000 and came into force on 1 March 2004. It defines landscape as:
- 3.3. *"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."*
- 3.4. This definition is important in that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

- 3.5. The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in December 2023, setting out the Government's planning policies for England and providing a framework within which the appropriate local council can produce local and neighbourhood plans.
- 3.6. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that *'contributes to the protection and enhancement of our natural, built and historic environment...'* going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.
- 3.7. In relation to landscape and visual matters, achieving well-designed beautiful places (Section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place.
- 3.8. Section 12 also makes specific reference to the use of tree planting, which it states, *"make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change."*
- 3.9. Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes' (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and also recognising the 'intrinsic character and beauty of the countryside'.

- 3.10. The NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community.

Planning Practice Guidance

- 3.11. The Planning Practice Guidance (PPG) is a web-based resource prepared by the Department for Communities and Local Government (DCLG). The PPG sets out guidance across various topics and effectively supersedes previous guidance on many aspects of planning; topics are updated as required.
- 3.12. The PPG for the 'Natural Environment' was updated in February 2024 and addresses agricultural land, green infrastructure, biodiversity, and landscape. In relation to green infrastructure (GI) the PPG acknowledges how a 'range of spaces and assets' can provide 'environmental and wider benefits'. The PPG states that GI can include:
- 3.13. *"...parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies."*
- 3.14. The PPG goes on to recognise how GI can help achieve well designed spaces, and conservation and enhancement of the natural environment. The PPG also recognises the benefit of considering GI 'at the earliest stage of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets'.
- 3.15. In relation to landscape, the PPG reiterates the requirements of the NPPF in terms of 'recognising the intrinsic character and beauty of the countryside'. The PPG states that:
- 3.16. *"Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such appropriate design principles and visual screening, where necessary."*
- 3.17. The PPG also notes the relevance of landscape character assessment, landscape sensitivity/capacity assessment and landscape and visual impact assessment. However, whilst recognising these different aspects of landscape analysis, the PPG does not reflect the subtle variations in these and potential overlap between their different uses and requirements.
- 3.18. This LVIA includes reference to published landscape character assessments which have been prepared at a range of scales and detail. Reference has also been made to the local landscape character by reference to the key characteristics of the site and its immediate context, including existing, enhanced and potentially new green infrastructure. Therefore, this LVIA responds fully to the requirement of the PPG.

Local Planning Guidance

- 3.19. The following section sets out the local planning policy background relevant to the site.
- 3.20. The site is not subject to any designations specific to landscape (**refer to Figure 2: Planning Designations**); however, some policies are more generally relevant to landscape and visual matters.

The Hinckley and Bosworth Borough Council Core Strategy (adopted December 2009)

- 3.21. The Hinckley and Bosworth Borough Council Core Strategy (adopted December 2009) sets out the planning context for the area and forms one section of the Hinckley and Bosworth Borough Local Plan 2006–2026. The following table sets out policies relevant to landscape and visual matters.

Table 1: Summary of adopted Strategic policies relevant to landscape and visual matters

Policy	Summary
Policy 19: Green Space and Play Provision	This policy states that standards will be used in relation to green space and play provision in the borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas.
Policy 20: Green Infrastructure	The implementation of the Green Infrastructure Network is a key priority of the Council. To assist delivery of the local plan, the following strategic interventions will be supported: <i>Improved connections between Market Bosworth and Bosworth Water Trust</i> – Provide safe pedestrian (and possibly cyclepaths) to connect Market Bosworth and the Bosworth Water Trust and improve access between the canal, the Water Park and Market Bosworth. <i>Disused Railway Line – Nuneaton to Market Bosworth Multifunctional Corridor</i> – Develop this route into a multifunctional corridor, linking into the southern zone. <i>Bagworth to Market Bosworth Multifunctional Corridor</i> – Create a multifunctional corridor following two stream corridors to connect the National Forest with the borough’s other main tourist and biodiversity asset around Market Bosworth.

Site Allocations and Development Management Policies Document (July 2016)

- 3.22. The Site Allocations and Development Management Policies Document (DPD) (July 2016) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy. In addition, it also includes development management policies which apply across the borough and which will be used when determining planning

applications. The site is not identified in the document, but there are some relevant policies which are set out below (**Table 2**).

Table 2: Summary of adopted Site Allocations and Development Management Policies relevant to landscape and visual matters.

Policy	Summary
SA5: Land South of Station Road and Heath Road, Market Bosworth	The site is located within allocation SA5 and the SADMP notes that: <i>"Proposals for the site Land South of Station Road and Heath Road should:</i> <i>• Provide between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land;</i> <i>• Provide approximately 100 dwellings with a density, mix and design in line with Core Strategy Policy 16;</i> <i>• Create a safe pedestrian access off Station Road and alternative pedestrian access into the site;</i> <i>• Provide some allotment provision on site with associated car parking facilities;</i> <i>• Provide open space and play provision in line with Core Strategy Policy 19; and</i> <i>• Provide affordable housing in line with Core Strategy Policy 15."</i>
DM4: Safeguarding the Countryside and Settlement Separation	This policy sets out that in order to protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. The policy then goes on to describe the types of development considered to be sustainable, on the basis they fulfil the following additional criteria: <i>"i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and</i> <i>ii) It does not undermine the physical and perceived separation and open character between settlements; and</i> <i>iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and</i> <i>iv) If within a Green Wedge, it protects its role and function in line</i> <i>v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21."</i>

DM10: Development and Design	This policy sets out that development will be permitted providing that the following requirements (relevant to landscape and visual matters) are met: • <i>"It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;</i> • <i>It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and;</i> • <i>It incorporates a high standard of landscaping where this would add to the quality of the design and siting..."</i>
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Market Bosworth Neighbourhood Plan 2014–2026

- 3.23. The Market Bosworth Neighbourhood Plan (MBNP) was made in September 2015 (and subject to a review in order to reflect an updated neighbourhood area in 2023) and sets out several policies relevant to landscape and visual matters, as set out in **Table 3**.

Table 3: Summary of Neighbourhood Plan Policies relevant to landscape and visual matters.

Policy	Summary
Policy CE1: Character and Environment	This policy is set out in two parts: CE1a and CE1b. Policy CE1a sets out that: <i>"All new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area."</i> Policy CE1b sets out that: <i>"Any new development within Character Area D should pay particular regard to existing rooflines. Within Character Area E the roofline of any new development must respect adjoining areas and neighbouring buildings and not harm important views."</i> The site is not covered by a specific character area, but the broad objective of development respecting the character of Market Bosworth is relevant.

Policy CE3: Important Views and Vistas	This policy sets out that: <i>"Development that harms important views into or vistas out of Market Bosworth will be resisted...New development will not be supported if it has a significantly adverse impact on an important view or vista."</i> The site is not subject to any important views or vistas identified by the MBNP.
Policy CE4: Trees	This policy sets out that: <i>"Mature trees and woodland should be protected wherever possible. Development that will result in the loss of or damage to Protected Trees and Woodlands (as defined in the glossary) will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of any damage to the landscape is agreed."</i>
Policy BD3: Design	This policy relates specifically to the local plan site allocation south of Station Road and Heath Road and sets several design guidelines. Those relevant to landscape and visual issues are as follows: <i>"2. Ensure that the overall approach to the built form, street layout, landscape and dwelling density minimises the visual impact of the development and relates sensitively to the surrounding area. Building height should be in general conformity with that of established developments identified in Character Area D;</i> <i>3. Incorporate and enhance existing landscape features such as broadleaf tree cover, the creation of green space both within the new development and on boundaries to provide a buffer against surrounding areas;</i> <i>4. Reduce the density of the dwellings to the edge of the residential development adjacent to the open landscape to create a gradual transition from built area to more open green space;</i> <i>5. Design the eastern part of the site to be sensitive to the existing and adjoining properties and minimise visual impact;</i> <i>13. Provide a landscape buffer between the employment land (existing and proposed) and the proposed residential use;</i> <i>14. Design a 'gateway' for the development onto Station Road via the industrial estate to announce the development which is largely hidden from view;</i> <i>15. Ensure that the proposed open space / play provision are well overlooked;</i>

	<i>16. Retain a publicly accessible space between the development and the open countryside; and</i> <i>17. The landscape design within the site must link green spaces with green 'corridors' through the built area to enhance biodiversity and create a high-quality environment."</i>
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Landscape Related Designations

- 3.24. The site is not the subject of any landscape specific designations, however there are a number of relevant designations in the wider study area with some relevance to landscape and visual matters (refer to **Figure 2: Planning Designations**). These include:
- Ancient woodland – the closest area being Hercules Plantation, ca. 1.5km to the south-east;
 - Market Bosworth Country Park, located ca. 1.2km to the west;
 - Scheduled Monuments – including roman foundations east of Barton Road, ca. 1km to the north-east;
 - Conservation Area – Ashby de la Zouch canal conservation area is located ca. 200m to the west of the site. The boundary of Market Bosworth Conservation Area is located ca. 750m to the north-east.
 - National Cycle Route 52 is located ca. 560m to the west;
 - The Battle of Bosworth Registered Battlefield is located ca. 2.2km to the south;
 - Listed Buildings – There are a limited number within the urban area and across the wider landscape, but none present on the site itself. The closest are a group of Grade II listed buildings at Coton Priory Farm, ca. 450m south of the site.
- 3.25. Overall, these designations are not likely to be affected by the proposed development on the basis that they are generally physically and visually separated from the site, and sufficiently so that indirect impacts will not occur in landscape character terms, or in relation to views/vantage points.

Physical Landscape Resources

- 3.26. The following section describes the individual components of the physical landscape in the study area. They are described to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features that contribute to landscape character.

Topography

- 3.27. The site's topography is broadly sloping from its highest point to the north-west adjacent to existing housing off Priory Road (at ca. +105m AOD) down to a low point at its south-

western extent, which lies at ca. 96m AOD. The landform across the local landscape is characterised by the wide valley of the River Sence and its various tributaries across the landscape to the west of Market Bosworth. Market Bosworth itself is located at ca. +130m AOD on a localised ridgeline that extends to the east (refer to **Figure 3: Topography**). The site is located on sloping land west of this ridgeline.

Hydrology and Water Features

- 3.28. There are no hydrological features on the site itself, there are however several field boundary drainage ditches across the local agricultural field network, as well as a number of field ponds to the north. In the wider landscape, larger bodies of water are present, including those at Bosworth Water Park. Ashby de la Zouch canal also passes through the landscape on a broadly north-south alignment. Further field boundary ditches and streams cross the landscape, feeding the larger water bodies.

Land Use

- 3.29. The site itself comprises an agricultural field enclosure and part of the adjacent field, the first being defined by a mature hedgerow and occasional hedgerow trees. The adjacent land uses to the north, north-east and west include residential housing development and a small-scale industrial estate, a factory building and railway line. To the south and south-east the wider agricultural landscape comprises a generally irregular field pattern of arable fields, with relatively frequent woodland blocks.

Vegetation Patterns

- 3.30. Across the site, vegetation cover comprises arable land defined by hedgerow field boundaries to a greater or lesser extent to the south, and the existing urban edge of Market Bosworth to the north and east. In the wider landscape, agricultural enclosures are formed by a network of mature hedgerows with scattered hedgerow trees and relatively frequent woodland blocks.

Public Access

- 3.31. There are no public rights of way (PRoW) within the site; the closest being PRoW S72 located ca. 290m south-east. There is however a permissive path that passes along the site's northern boundary, before heading east and connecting to the PRoW network thereafter. In the wider landscape, the PROW network is relatively extensive, albeit more limited away from the routes radiating from the centre of Market Bosworth, which includes the Leicestershire Round long-distance footpath. There are also several recreational destinations in the area, including Market Bosworth Country Park, Bosworth Water Trust and The Battlefield Line heritage railway.

Development and Transport Patterns

- 3.32. The site lies directly adjacent to the western edge of Market Bosworth. Over time the settlement has extended in a broadly linear pattern west along Station Road and generally south of this route during the 20th century, as well as along Barton Road to the north. There is an extensive network of minor roads and lanes connecting the settlement to the wider countryside and other villages across this part of Leicestershire, including Carlton to the north and Sutton Cheney to the south.

Landscape Character

3.33. Reference has been made to published guidance on landscape character for the area. The site is in the following landscape character types/areas (refer to **Figure 4: Landscape Character**):

- National level – 'NCA 94: Leicestershire Vales';
- County level – 'LCA 5: Mease/Sence Lowlands', Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; and
- District level – 'Bosworth Parkland' (LCA C), Hinckley and Bosworth Borough Landscape Character Assessment.

National Landscape Character

3.34. At a national level, the site is situated within the National Character Area (NCA) 94, Leicestershire Vales². Where relevant to the site and its landscape context, the key characteristics of NCA 94 are summarised as follows:

- Land use is characterised by a mixture of pasture and arable agriculture that has developed on neutral clay soils;
- The distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces and tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction;
- Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout;
- Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant;
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages; and
- Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains

3.35. Given the scale of the NCA these components are likely to be represented across the wider context of the NCA. Consequently, in the context of the scale of the NCA and relationship

² Natural England, National Character Area 94: Leicestershire Vales (NE532) (2014)

between the site and the adjacent settlement and infrastructure, changes at a site level will be small scale and not likely to impact upon landscape character as defined by the NCAs.

County Landscape Character

3.36. At the county level, the landscape character of the study area is described in detail within the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (referred to hereafter as the LWS). The site is located within the 'Mease/Sense Lowlands' LCA as defined by the LWS. The distinctive features are noted as:

- undulating landscape with frequent small valleys
- mixed arable and pasture
- willows associated with streams and field ponds
- frequent hedgerow trees, mainly mature oaks
- generally well-treed appearance although little woodland
- many sites of ecological value

3.37. Several 'issues' are identified as follows:

- loss of hedges and hedge trees
- mature hedgerow oak and ash ageing
- planting of inappropriate species in rural hedges and verges
- loss of field ponds
- further conversion of pasture to arable.

Borough Landscape Character

Hinckley and Bosworth Borough Landscape Character Assessment (2017)

3.38. At the Borough level, landscape character is addressed by the Hinckley and Bosworth Landscape Character Assessment³. The site is in an area defined by the guidance as 'LCA C – Bosworth Parkland'. Also of relevance is the definition and characterisation of the urban area to which the site is directly adjacent, defined by the guidance as 'UCA 6 – Market Bosworth'.

3.39. The guidance defines the key characteristics of LCA C as:

- Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.

³ Hinckley and Bosworth Borough Landscape Character Assessment Final Report, LUC, September 2017.

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

3.40. The guidance also highlights several 'key sensitivities and values'. Those relevant to the site and this part of the edge of Market Bosworth include:

- Historic value and associations with the nearby Bosworth Battlefield.
- Bosworth Hall and Park which has a strong sense of place as a result of the intact parkland and features of historic interest. Bosworth Country Park is a valuable recreational resource.
- Earthworks at the old village of Ambion are a reminder of a much older history.
- The rural character and relative sense of tranquillity. The rural settlement pattern of small linear villages and scattered farmsteads provide continuity with their agricultural origins.
- Mature trees and ancient woodland are an important habitat for many species including bats and birds. Hedgerows and trees are important features, creating structure and pattern to the landscape.
- The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the areas industrial heritage.
- The quintessential East Midlands landscape of mixed farming with pasture, arable and ridge and furrow providing a strong sense of place as well as field patterns, country houses, canals and rivers. The attractive villages and small towns feature many notable older buildings including Market Bosworth and its landscape setting of fields and trees.
- The rural setting and views to the church spire in Market Bosworth

3.41. The guidance sets out a range of landscape strategies, which includes:

"Maintain the character of the landscape, ensuring development responds sensitively to the landscape context."

- 3.42. These considerations are taken forward as part of the analysis of constraints for the site and progression of a landscape strategy.

Local Landscape Character

- 3.43. In addition to the published guidance, this LVIA also considers the landscape character at a local level, that is the characteristics of the landscape as defined in published guidance but considered more locally in terms of the character of the site and its immediate context or setting, particularly in relation to the settlement edge of Market Bosworth and the transition between the urban and rural areas.
- 3.44. From the detailed evaluation undertaken for this LVIA, the site and its immediate context exhibit a number of the characteristics identified in the published landscape character assessments described above. Aspects of 'Bosworth Parkland' LCA that are also evident concerning the site and its immediate context are in **Table 4**, below.

Table 4: Characteristics of 'Bosworth Parkland' relevant to the site and its immediate context

Relevant key characteristics of the Bosworth Parkland LCA	Characteristics evident for the site and its immediate context
Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.	Extending away from the urban edge, the site and its immediate context to the south is characterised broadly by rolling farmland, however this is influenced to some extent by the railway line to the west and the factory and industrial estate to the north, as well as the settlement itself.
Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges.	The site is, in part, defined by mature hedgerows with some hedgerow trees. There are also some small woodlands across the local landscape.
A rural and peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings.	The landscape to the south and west of the site comprises an agricultural field pattern and small areas of woodland. However, tranquility is influenced by various 'urban fringe' elements and features, including recently constructed housing west of the heritage railway line and industrial development to the north.

Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.	The parkland landscape of Bosworth Park is located ca. 1.2 km from the site and therefore has a limited influence on the site and its immediate context.
Recreation and tourism – Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.	There are no public rights of way across the site, however a permissive footpath does follow its northern and north-eastern boundaries.
Bosworth Battlefield has strong heritage associations.	Bosworth Battlefield is located ca. 2.2 km from the site and therefore has a limited influence on the site and its immediate context.
Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.	This edge of Market Bosworth has some relationship with the surrounding agricultural landscape in this location; there is a degree of intervisibility between the public right of way network and the edge of the settlement, as well as the permissive footpath that passes along the northern extent of the site. The site is however also influenced by industrial development to the north and north-west.
Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.	The site is located along the western extent of the settlement of Market Bosworth and as such there are views towards St Peter's Church from public locations close to the site and from the wider landscape surrounding it.

- 3.45. Matters identified in the landscape character assessments which can influence the design of the proposed development are considered in the landscape strategy for the proposed development, as described later in this LVIA.

Visual Baseline

- 3.46. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will potentially be subject to impacts as a result of the proposed development of the site.

Overview

- 3.47. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as hedgerows, woodlands or buildings and can also be influenced by distance from a site.
- 3.48. A computer generated ZTV has been produced for the site (refer to **Figure 5: PRoW, Viewpoints, ZTV**); this is based on initial assumptions regarding the potential for development (including building heights) and accounts for some degree of screening by existing built form and vegetation.
- 3.49. The ZTV was prepared based on the development envelope and gives an overview of potential visibility to inform the site visit and field work.
- 3.50. Although the ZTV represents a 'screened' scenario, the OS data sources only tend to include substantial blocks of trees and woodland. Given that much of the existing green infrastructure around the site forms a 'layering effect' due to the lower-level hedgerows, hedgerow trees and also smaller scale woodlands/tree belts, these are not included in the ZTV. Consequently, overall screening value is underestimated and the ZTV represents a 'worst-case scenario'.
- 3.51. Based on the ZTV and informed by subsequent site survey and observations from the field work, the visual envelope is broadly defined as follows:
- From the east, views of the site are restricted by the settlement of Market Bosworth, in combination with the rising landform and the woodland block to the east of the site.
 - From the south, views are similarly limited by intervening vegetation, including that north of Coton Priory, although there is greater visibility where the vegetation pattern is less extensive, particularly from the south-east where the landform rises towards Shenton Lane (refer to **Viewpoints 1 and 2, Figure 6**).
 - From the west, views are limited by vegetation associated with the railway line and some woodland blocks to the north and south of Bosworth Water Park. In the wider landscape there are views across the valley from a high point at Wellsborough (refer to **Viewpoint 12, Figure 6**).
 - From the north, there is some potential visibility from the public right of way network north-west of Market Bosworth but generally the industrial development directly north of the site serves to limit views.

Representative viewpoints and visual receptors

- 3.52. The visual assessment references a series of viewpoints that are representative of visual receptors in the area. These illustrate views towards the site in the context of the surrounding landscape and are used to inform judgements on impacts for specific receptors.

3.53. Representative visual receptors include:

- Recreational receptors such as walkers using the rights of way across the local landscape context;
- Other recreational receptors using the wider network of public rights of way further afield; and
- Receptors associated with the local road network.

3.54. These visual receptors are considered further as part of the assessment of visual effects, which includes a detailed description for each of the locations identified as receptors for this LVIA, including judgements on overall sensitivity of visual receptors and judgements on magnitude of impact and significance of effect.

4. Development and Landscape Strategy

Overview

- 4.1. To form judgements on the capacity of any given landscape to accommodate specific types of development (without an undue degree of landscape and visual impact) it is necessary to understand the nature and characteristics of the type of development proposed.
- 4.2. This section of the LVIA considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape.

Development Proposals

- 4.3. In summary, the proposed development comprises:
- Up to 138 no. new dwellings;
 - A 0.55ha employment zone;
 - Areas of public open space and attenuation areas; and
 - New landscaping including new tree planting to help mitigate impacts.

Likely Causes of Impact

- 4.4. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of the development that is proposed. Consequently, in order to inform the analysis of impacts, judgements should be made with reference to the specific changes which arise from the type of development being considered.
- 4.5. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential and employment-led development).

Causes of Temporary Impact during Construction

- 4.6. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:
- Installation of tree and hedgerow protection fencing;
 - Presence and movement of associated construction vehicles and plant;
 - Presence of construction compound, site office and welfare facilities;
 - Temporary construction lighting;

- Site clearance works (including any necessary removal of existing vegetation);
- Construction of the proposed access off Station Road;
- Earthworks, groundworks and infrastructure/service installation;
- Construction of new residential dwellings; and
- Landscaping operations associated with the green infrastructure, public open space and private garden spaces.

Causes of Impact at Completion

4.7. The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:

- The built form of residential and employment development (incorporating highways infrastructure and including lighting); and
- Mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.

4.8. Together the cause of impacts at construction and operation inform the following analysis of constraints and opportunities.

Constraints and Opportunities

4.9. The following key constraints and opportunities have been identified during the landscape and visual analysis (including reference to field work and desk study of landscape character guidance).

4.10. Constraints associated with the site are summarised as follows:

- Existing vegetation along the site boundaries which should be retained and enhanced wherever possible;
- The potential impact on views from receptors using the local PROW network to the south-east and the permissive footpath;
- The proximity of neighbouring residential dwellings (and any associated views across the site) have the potential to be impacted.

4.11. Opportunities associated with the site are summarised as follows:

- The site is located directly adjacent to the existing settlement edge, including the industrial area to the north and west, and the existing residential properties to the north-east and east. Recently constructed housing is also present west of the railway line. All of this has an influence on the character and appearance of the local landscape context (i.e. residential development, employment land uses and other urbanising features, are not absent from the landscape);

- The scale of the site is sufficient that the existing green infrastructure can be predominantly retained and provide a basis for development;
- The site benefits from some degree of physical and visual enclosure due to the nature of existing built form, topography, and vegetation. Consequently, any potential development will not be prominent in the wider landscape; and
- Views from the PROW network to the south-east can be minimised with an appropriate design response setting back the development envelope and providing new planting along the southern/south-western extent of the site.

4.12. The analysis of these can be used to inform the design process and to avoid or minimise potential impacts.

Landscape and Visual Strategy

4.13. Matters of landscape character and visual amenity are embedded into the design proposals for the site, and mitigation measures included to avoid or minimise impacts are an integrated part of the proposed development.

4.14. Applying an overarching strategy for green infrastructure also has linked benefits in terms of other environmental matters, such as biodiversity and the consideration of sustainable drainage.

4.15. The overarching principles for the landscape strategy aim to:

- Conserve and enhance landscape character in the local context;
- Retain and make best use of existing landscape elements and features where these can be retained across the site;
- Optimise protection and screening for visual amenity receptors (including in relation to the interface with the countryside to the south); and
- Avoid loss or damage to retained landscape elements and features, maintaining, and enhancing the existing green infrastructure framework.

4.16. Together these place a particular emphasis on green infrastructure across the site (including landscape planting and open space) and the role that landscape characteristics and green infrastructure have in determining the spatial parameters of the proposed development.

5. Assessment of Landscape Effects

Overview of Landscape Effects

- 5.1. Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape to the specific type of change proposed. Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- 5.2. As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- 5.3. The landscape character of the study area is documented at national and regional levels. The findings of these studies represent a thorough and generally consistent analysis of landscape character and this has been supported by an analysis of the local landscape character of the site in the context of the settlement.
- 5.4. This assessment of landscape effects focuses on the areas of landscape character which are defined by the Hinckley and Bosworth Landscape Character Assessment (2017). As previously noted in the baseline, this presents guidance at an appropriate scale and detail and also represents the most recent baseline position on landscape character for the area.
- 5.5. The assessment is then also applied at a more refined level to consider additional judgements based on the landscape character of 'the site and its immediate context', ie. the local landscape.

Landscape Sensitivity

- 5.6. In order to inform judgements on value and susceptibility the following section refers to the baseline information (Section 3) and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

Landscape Value

- 5.7. In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape.
- 5.8. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value.

- 5.9. The GLVIA3 sets out a range of factors that can help in the identification of landscape value⁴ and these concepts have been expanded in the later LI TGN 02/21⁵.
- 5.10. Whilst these have become commonly accepted, it is important to place them in the relevant context that the GLVIA3 is guidance and that its principles have to be adopted into a formal methodology by practitioners. The criteria for determining landscape value as set out in the methodology (**Appendix A**) accord with those presented in the GLVIA3 and LI TGN 02/21.
- 5.11. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.
- 5.12. This section determines the value of the defined LCA (and local landscape context) relevant to the site and study area. The considerations and professional judgements used in determining value are summarised in the following tables (with reference to GLVIA3, page 84, Box 5.1 and to LI TGN 02/21).

Table 5: Determining Landscape Value

Considerations	LCA C – Bosworth Parkland	Site and local landscape context
Formal landscape or landscape related designations.	No statutory landscape designations apply.	No statutory landscape designations apply.
Natural and cultural heritage interests (i.e. ecological, geological or heritage matters).	Various across the LCA which extends across a broad area, including some ancient woodland and Battle of Bosworth registered battlefield. Occasional listed buildings are present.	Localised in terms of mature trees and hedgerows. There are no formal or apparent related interests or designations across the site or its immediate context.
Landscape condition of individual elements or overall structure.	Landscape components such as hedgerows tend to be of good condition and reflect historic field patterns across the LCA.	Field boundary hedgerows are generally well maintained and consistent across the site and its local context.
Landscape associations.	No specific associations, but broadly provides the rural 'setting' to the settlement.	No specific associations evident.

4. Box 5.1, Page 84, Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

5. Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

Distinctiveness and sense of place.	According to the published character assessment, Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark. It also sets out that Bosworth Park (part of which is now Market Bosworth Country Park) creates a strong sense of place with the <i>"grand red brick Bosworth Hall and nearby folly and church creating a strong gateway to Market Bosworth"</i> .	The site and its local context form part the wider agricultural context to Market Bosworth, but there are no specific distinctive features on or around the site itself.
Recreational opportunities in the landscape context.	Relatively extensive across the wider context of the LCA, including promoted recreational routes such as the Leicestershire Round and Ambion Way, as well as a good network of other PRow connections and routes. The published assessment sets out that the LCA is <i>"a destination for leisure and recreation, with a concentration of attractions including the Bosworth Battlefield Heritage Centre and Country Park, the market town of Market Bosworth, Market Bosworth Country Park and nearby Bosworth Water Park"</i> .	No public rights of way across the site itself but a permissive path follows the northern boundary and forms part of a route connecting with the PRow to the south-east.
Perceptual aspects (in respect of scenic/visual quality).	The broad agricultural pattern has some scenic value. The published assessment sets out that long views are possible from occasional high points such as Ambion Hill and that the church spire of St Peter's Church, Market Bosworth is a key landmark feature.	The site itself holds some scenic value given its open nature and some mature trees, however equally of influence are the industrial units to the north and north-west and the existing settlement edge to the north and east.
Perceptual aspects (in respect of wildness and tranquillity)	The wider LCA is less settled. As set out in the published assessment, it has a rural and	Whilst further away from the settlement edge there is some sense of tranquillity, the

	peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings.	influence of existing residential development to the east, industrial buildings to the north, and the presence of semi-urban infrastructure such as utility poles and wires, serves to reduce it.
Landscape function	An area defined generally by open agricultural field enclosures, woodland blocks and parkland.	An area of landscape comprising part of the agricultural context to Market Bosworth but situated directly adjacent to the settlement edge and defined to the north by an area of industrial development.

5.13. On balance the wider landscape context of the 'Bosworth Parkland' is determined to be of **medium to high value** in landscape terms.

5.14. The local landscape character of the site and its immediate context is considered to be of **medium value** in landscape terms.

Landscape Susceptibility

5.15. In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation.

5.16. Different types of development can affect landscapes in different ways and consequently landscape susceptibility is specific to the type of development proposed (i.e. residential and employment-led).

5.17. This section determines the susceptibility of the landscape with the considerations and professional judgements used summarised in the following table.

Table 6: Determining Landscape Susceptibility

Considerations	LCA C – Bosworth Parkland	Site and local landscape context
Scale of enclosure	The LCA is described as comprising " <i>predominantly arable planned enclosure fields of medium-size and regular pattern divided by low hedgerows, with smaller fields of pasture surrounding settlements. It is a regular landscape pattern punctuated with hedgerows, hedgerow</i>	In terms of the site and its local landscape context, it comprises a small to medium scale landscape and field pattern with some mature hedgerows and tree belts which combined with the rising topography to the east and south-east, as well as the existing built edge to the

	<i>trees and occasional woodland clumps on higher ground which create an impression of a wooded landscape."</i>	north and north-east, means the site is generally well enclosed.
Nature of land use	A mixture of farmland, parkland and recreation with scattered settlement, including the main settlement of Market Bosworth, as well as the smaller settlements of Cadeby, Sutton Cheney and Osbaston.	The site itself comprises part of two agricultural field enclosures which connect to the wider landscape south-west of Market Bosworth, but its context also comprises existing residential land use and industrial land use to the north.
Nature of existing elements and features	Hedgerows tend to be of good condition and reflect historic field patterns across the LCA.	Vegetation on site and within the local context is in broadly good condition. The industrial units to the north are a detracting feature.

5.18. On balance, the wider landscape context of the 'Bosworth Parkland' is considered to be of **medium susceptibility** in landscape terms.

5.19. The local landscape character of the site and its immediate context is considered to be of **low to medium susceptibility** in landscape terms.

Landscape Sensitivity

5.20. The following conclusions on sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility.

5.21. In drawing together judgements on landscape value and susceptibility in respect of landscape sensitivity, higher levels of landscape sensitivity will occur where landscape value and landscape susceptibility are toward the upper end of the scale.

5.22. Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.

5.23. More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower.

5.24. It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Table 7: Determining Landscape Sensitivity

Landscape character	Value	Susceptibility	Judgement on sensitivity
LCA C: Bosworth Parkland	Medium to high	Medium	Medium to high
Site and local landscape context	Medium	Low to medium	Low to medium

- 5.25. Following a review of the types of impact on physical landscape resources, the conclusions on landscape sensitivity are then taken forward to address the impact and effect on landscape character.

Landscape Impacts

- 5.26. The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.

Impacts on Physical Landscape Resource

- 5.27. Construction impacts will include initial ground clearance, earthworks, demolition and, where necessary, clearance of existing vegetation. This process will also include the implementation of temporary measures such as site hoardings, temporary fencing and vegetation/tree protection measures. These impacts will be temporary.
- 5.28. Impacts at completion are concerned with the long term alteration in the landscape from the current undeveloped context of the site to the future scenario of the proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape.
- 5.29. In the long term, impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character as a result of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.
- 5.30. In this context, physical landscape impacts are generally considered to be limited to changes within the site, or on the immediate boundaries of the site.
- 5.31. These will include the minor changes to landform required for the creation of practical development platforms and also impacts generated by the change from the agricultural land use to that of a residentially led development. However, this is balanced with the proposed open space along the southern area of the site which, notwithstanding potential changes in management, is likely to remain as grassland, remain open and include additional landscape planting.

- 5.32. Overall, the physical landscape impacts are considered to be direct, will be limited to the extent of the site and will form only a very small proportion of the wider LCA C: Bosworth Parkland.
- 5.33. These judgements are specific to the individual physical components of the landscape. The overall judgement of landscape impacts subsequently relates to how these components function together, and how they contribute to the character and appearance of the area, which is addressed in terms of the effects on landscape character.

Landscape Character Effects

- 5.34. In the context of the physical impacts considered above, the following sections set out an assessment of the likely landscape effects on the relevant LCA and on the site and its immediate context.

Landscape Effects on LCA C: Bosworth Parkland

- 5.35. The likely landscape impacts described above will be concerned with the physical changes to the site and the loss, or potential loss, of physical elements and features. Aside from the physical changes to land use and the removal of some minor areas of vegetation to facilitate access, landscape impacts will also be concerned with the perception of these changes and the subsequent impact on character and appearance.
- 5.36. There will be very limited change to the underlying topography of the site, restricted to the development envelope and site access, with the southern area of the site retained as green infrastructure. Some variations will also occur to a localised area associated with the employment zone which will be subject to a noise mitigation bund along the western site boundary.
- 5.37. The proposed development will occupy only a discreet pocket of the wider Bosworth Parkland LCA. Physically this represents a very small-scale area of the LCA, and this change would be perceptible at a local level only. An extremely small proportion of the existing landscape elements will be lost on the site itself and there will be no direct impacts on the wider field/vegetation pattern in this location. More distinct landscape features of the LCA include areas such as Bosworth Park and Battlefield, however these features will not be affected and will remain physically and visually separated from the site. Notwithstanding the very minor loss of the agricultural context (and permanent change) on this edge of Market Bosworth the wider LCA will remain intact.

Effects on the site and its immediate context

- 5.38. For the site and its immediate context, considering landscape character at a reduced scale means that the proposed development will be more apparent in the local landscape. However, balanced with this is the greater prominence of the existing settlement edge and the transitional nature of the local landscape between the edge of Market Bosworth, and wider countryside beyond.
- 5.39. The development envelope is set back from the existing vegetated boundaries of the site as far as possible with only a limited amount of vegetation to be removed to facilitate access. In so far as the site boundaries are concerned, the scale and pattern of the landscape in relation to field pattern remains intact. Whilst the physical changes will be

limited to the site area only, the perception of change in terms of landscape character will be mitigated by the proposed green infrastructure strategy across the site, including new woodland planting to its boundaries. This will help limit the magnitude of impact in terms of spatial area and scale.

- 5.40. Changes to local character will include the extension of built form south of Station Road. This change will however be experienced against the backdrop of the existing settlement edge, including the existing properties directly east and north-east of the site, as well as the industrial area to the north and railway line/recently constructed properties to the west. The proposed development will not extend the settlement pattern further south or west than is currently present in the landscape.
- 5.41. The characteristics of the baseline, which includes both residential and employment development, forms the context against which the impacts on the site will be set and consequently this limits the overall degree, or magnitude, of impact. Similarly, the enclosure the site and its local context benefits from as a result of the interaction of topography and vegetation in this location (and as demonstrated from a visual perspective by the ZTV – refer to **Figure 5**), also serves to limit the overall magnitude of impact.
- 5.42. Additional benefits to existing landscape elements will be achieved through new planting to reflect local character as appropriate (including the use of native species). The implementation of long-term management and maintenance plans will also ensure that both existing and proposed landscape components continue to establish and mature to form additional screening and filtering around and within the site. Design is also a consideration, with aspirations for high quality design underpinned by the landscape strategy for the overall site, utilising green infrastructure and open spaces to frame areas of built development.

Significance of Landscape Character Effects

- 5.43. Overall, the masterplan for the proposed development has adopted a positive approach in landscape and visual terms.
- 5.44. The loss of part of two agricultural field enclosures, albeit set within a framework of existing residential land use and other 'settlement fringe' land uses in the local context, is largely the main cause of impact. There is also the removal of some minor areas of internal and boundary vegetation to facilitate the proposed access to consider.
- 5.45. Such impacts are balanced by the response to the grain and pattern of the landscape and its scale, as well as the response to the characteristics of the landscape, including where these are recognised in published guidance. Where these are referenced, mitigation adopts an approach of retention and/or enhancement. The overall assessment of effects on landscape character is set out in the following table.
- 5.46. This accounts for the significance of effect at completion of the proposed development, and also a separate assessment of the proposed development after 15 years, when the mitigation proposals are likely to be fully established and performing their intended function (e.g. new landscape planting and screening).

Table 8: Assessment of Landscape Effects

Landscape character	Sensitivity	Magnitude of impact		Significance of effect
LCA C: Bosworth Parkland	Medium to high	Completion	Negligible to low	Negligible to minor adverse
		Year 15	Negligible	Negligible adverse
Site and local landscape	Low to medium	Completion	Low to medium	Minor to moderate adverse
		Year 15	Low	Minor adverse

6. Assessment of Visual Effects

Overview of Visual Sensitivity

- 6.1. The sensitivity of a visual receptor is a function of the value attached to a particular view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity. The criteria for the sensitivity of visual receptors are set out in the detailed methodology (**Appendix A**).

Visual Impact

- 6.2. Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.
- 6.3. However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Therefore, the causes of impact are considered on the basis of individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

Visual Effects

- 6.4. Detailed assessment is set out in respect of individual viewpoint locations, set out on the viewpoint photograph sheets (refer to **Figure 6: Viewpoint Photographs**).
- 6.5. The following section summarises the main visual effects which are likely to be generated by the proposed development. This includes reference to the likely scale of effect on specific visual receptors.

Table 9: Summary of Visual Effects

Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude	Significance	Magnitude	Significance
1. View from Tinsel Lane, looking north-west.	Medium	Medium to high	Moderate adverse	Medium	Minor to moderate adverse
2. View from Tinsel Lane, near Nursery Barn, looking north-west.	Medium	Medium	Minor to moderate adverse	Low to medium	Minor adverse

3. View from footpath S72, east of Coton Priory, looking north.	High	Negligible	Negligible to minor adverse	Negligible to low	Negligible adverse
4. View from footpath S72, south of site, looking north.	High	High	Moderate to major adverse	Medium to high	Moderate adverse
5. View from footpath S72, south-east of site, looking north.	High	High	Moderate to major adverse	Medium to high	Moderate adverse
6. View from footpath S72, west of residential edge, looking north-west.	High	Negligible	Negligible adverse	Negligible	Negligible adverse
7. View from permissive path east of the site, looking west.	High	Medium to high	Moderate adverse	Medium to high	Moderate adverse
8. View from permissive path, eastern site boundary (also representative of occupiers of adjacent residential properties)	High	Very high	Major adverse	Very high	Major adverse
9. View from permissive path, north-western corner of site.	High	Very high	Major adverse	Very high	Major adverse
10. View from canal towpath, Ashby de la Zouch canal, looking east.	High	Nil	Nil	Nil	Nil
11. View from footpath S72 at junction with Coton Lane, looking north-east.	High	Negligible	Negligible	Negligible	Negligible adverse
12. View from footpath S98 at Wellsborough, looking east.	High	Negligible	Neutral	Negligible	Neutral

- 6.6. The likely visual impacts associated with the proposed development will be limited to a range of receptors in the immediate and local context of the site. These are generally limited to:
- Existing residential receptors located north and north-east of the site along Heath Road, Priory Road and south of Station Road, where views are likely to be available from the rear of properties. However, reasonable stand-offs between proposed and existing dwellings will help mitigate these views;
 - Users of the public right of way network that extends from the southern edge of Market Bosworth. From these locations, receptors will have views of the proposed residential built form to a greater or lesser extent dependant on combinations of local undulations in landform and the vegetation framework close to the site, set back from the southern boundary of the site by proposed open space and new landscape planting.
 - Given that these routes are set back from the site, effects in the longer term will be no greater than negligible to moderate adverse for these receptors.
- 6.7. In terms of the context for views, and the implications for judging the degree of change (or magnitude of impact) the geographical extent of potential views to the site and proposed development is generally limited by the combination of existing built form to the north, east, and west, the vegetation pattern in this location, and the local topography. In the majority of those locations where the site is visible, the existing residential edge and/or the industrial area to the north, is also visible to a greater or lesser extent.
- 6.8. This is demonstrated by reference to the representative viewpoints, where those assessed as having the highest significance of effect are effectively from the permissive path within the site itself and higher sensitivity receptors using the public right of way network to the south (albeit only where the vegetation pattern and topography allow views). Elsewhere, visual effects are limited, or indeed, the proposed development will be barely perceptible.
- 6.9. Furthermore, the visual assessment demonstrates the positive influence of mitigation that is inherent in the proposed development, with the various assessments between Year 1 and Year 15 demonstrating a reduction in impact and effect for the majority of locations. The ability to successfully mitigate potential impacts is a key consideration in respect of potential visual effects.
- 6.10. Consequently, visual effects are not considered to be significant overall.

7. Summary and Conclusions

Overview

- 7.1. Pegasus Group has been instructed by Miller Homes Ltd, to undertake a landscape and visual impact assessment (LVIA) in relation to the proposed residential development on land at Station Road, Market Bosworth.

Site Overview

- 7.2. The site comprises an area of agricultural land extending to ca. 7.1 hectares (ha) located directly adjacent to the existing western edge of Market Bosworth and is currently in arable use.
- 7.3. Directly west and north-west of the site is an area of industrial development, as well as a heritage steam railway, 'The Battlefield Line'. Beyond to the west is an area of recently built housing located between the railway line and Ashby de la Zouch canal (a conservation area). The north-eastern extent of the site is defined by the rear boundaries of mid to late 20th century housing including a mix of bungalows, terraced and semi-detached properties. The southern boundary of the site is defined by an existing hedgerow; whilst to the east the boundary is undefined on the ground where it crosses part way through the adjacent field enclosure.
- 7.4. In terms of its topography, the site slopes from its highest point to the north-west adjacent to existing housing off Priory Road (at ca. +105m AOD (Above Ordnance Datum), down to a low point at its south-western extent, which lies at ca. 96m AOD. There are no public rights of way (PRoW) within the site; the closest being PRoW S72 located ca. 290m south-east. Vegetation patterns across the local area comprise a mix of mature hedgerows and hedgerow tree groupings, as well as some small areas of deciduous woodland.
- 7.5. The site is allocated under Hinckley and Bosworth's Site Allocations and Development Management Policies Development Plan Document (SADMP DPD, adopted July 2016) for mixed use development.

Landscape Character Effects

- 7.6. Overall, the masterplan for the proposed development has adopted a positive approach in landscape and visual terms.
- 7.7. The loss of part of two agricultural field enclosures, albeit set within a framework of existing residential land use and other 'settlement fringe' land uses in the local context, is largely the main cause of impact. There is also the removal of some minor areas of internal and boundary vegetation to facilitate the proposed access to consider.
- 7.8. Such impacts are balanced by the response to the grain and pattern of the landscape and its scale, as well as the response to the characteristics of the landscape, including where these are recognised in published guidance. Where these are referenced, mitigation adopts an approach of retention and/or enhancement.

- 7.9. This accounts for the significance of effect at completion of the proposed development, and also a separate assessment of the proposed development after 15 years, when the mitigation proposals are likely to be fully established and performing their intended function (e.g. new landscape planting and screening).
- 7.10. Overall, for LCA C: Bosworth Parkland, the LVIA finds a negligible magnitude of impact in the long term (Year 15), combined with the medium to high sensitivity of the landscape, this will result in an overall significance of effect of negligible adverse in the long term.
- 7.11. For the local landscape character, the LVIA finds a low magnitude of impact in the long term (Year 15), combined with the low to medium sensitivity of the landscape, this will result in an overall significance of effect of minor adverse in the long term.

Visual Effects

- 7.12. The likely visual impacts associated with the proposed development will be limited to a range of receptors in the immediate and local context of the site. These are generally limited to existing residential receptors located north and north-east of the site along Heath Road, Priory Road and south of Station Road, where views are likely to be available from the rear of properties; users of the permissive path that passes through the site itself, and users of the public right of way network that extends from the southern edge of Market Bosworth.
- 7.13. In terms of the context for views, and the implications for judging the degree of change (or magnitude of impact) the geographical extent of potential views to the site and proposed development is generally limited by the combination of existing built form to the north, east, and west, the vegetation pattern in this location, and the local topography. In the majority of those locations where the site is visible, the existing residential edge and/or the industrial area to the north, is also visible to a greater or lesser extent.
- 7.14. This is demonstrated by reference to the representative viewpoints, where those assessed as having the highest significance of effect are effectively from the permissive path within the site itself and higher sensitivity receptors using the public right of way network to the south (albeit only where the vegetation pattern and topography allow views). Elsewhere, visual effects are limited, or indeed, the proposed development will be barely perceptible.
- 7.15. Furthermore, the visual assessment demonstrates the positive influence of mitigation that is inherent in the proposed development, with the various assessments between Year 1 and Year 15 demonstrating a reduction in impact and effect for the majority of locations. The ability to successfully mitigate potential impacts is a key consideration in respect of potential visual effects.

Landscape Strategy

- 7.16. The overarching principles for the landscape strategy aim to:
- Conserve and enhance landscape character in the local context;
 - Retain and make best use of existing landscape elements and features where these can be retained across the site;

- Optimise protection and screening for visual amenity receptors (including in relation to the interface with the countryside to the south); and
- Avoid loss or damage to retained landscape elements and features, maintaining, and enhancing the existing green infrastructure framework.

7.17. Together these place a particular emphasis on green infrastructure across the site (including landscape planting and open space) and the role that landscape characteristics and green infrastructure have in determining the spatial parameters of the proposed development.

Conclusion

7.18. Overall, it is considered that the Illustrative Layout/Illustrative Landscape Masterplan (refer to **Appendix B**) for the proposed development incorporates a landscape mitigation strategy that is included as an inherent part of the scheme. Combined with the limited visibility of the site from within and across the local and wider landscape, this will minimise potential adverse effects.



Appendix A: LVIA Methodology

A. Appendix A: Landscape and visual effects detailed methodology (GLVIA3)

A.1. INTRODUCTION

A.1.1 This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

A.1.2 This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

A.2. APPROACH

A.2.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals; and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

A.2.2 The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- determining the scope of the assessment;
- collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
- review the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);

- establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

A.2.3 The following sections provide further detail on this approach.

Determining the Scope of Assessment

Spatial Scope

A.2.4 The spatial scope for the assessment has been determined by a two-staged approach. Firstly, a 'preliminary study area' is identified. This is based on the wider setting and context of the site and sets the broad parameters for collation of baseline information; this scope also accounts for the potential effects that will be generated by the proposed development.

A.2.5 In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work).

A.2.6 The visual envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

Collating Baseline Information

A.2.7 In order to capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using desk study and field survey work. These processes include reference to published landscape character studies and a range of views and visual receptor types.

Desk Study

A.2.8 The desk study has identified potentially sensitive landscape resources by reference to OS maps and existing published landscape character studies, relevant planning policy guidance and/or designated or protected views. This stage has also enabled the identification of potential visual receptors such as public rights of way (PROW), residential properties or designated areas.

Field Survey

- A.2.9 Detailed field survey work for this LVIA has further identified landscape elements and features that contribute to the landscape character of the area and visual receptors that will have potential views of the site.
- A.2.10 A series of representative photographs were taken during the field work. The photographs were taken with a digital camera with a 50mm lens (equivalent focal length). These are presented as a full-size single image centred on the site, with a 39.6° HFoV and a 27° vertical field of view (VFoV) (as advised by the Landscape Institute Technical Guidance Note 06/19) supported by a series of contextual baseline panoramic photographs. These have been used to inform the assessment of both landscape and visual impacts.

Assessment of Effects

- A.2.11 Having established the relevant baseline position the assessment process then completes the following specific stages:
- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
 - Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
 - Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.
- A.2.12 For both landscape and visual effects, the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.
- A.2.13 To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However, it is necessary to remember that landscapes and interactions in the landscape are both complex and subtle; as such an element of subjectivity remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

- A.2.14 Consequently, professional judgements draw conclusions in respect of sensitivity, magnitude and significance. These are described in the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

A.3. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape sensitivity

- A.3.1 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types.
- A.3.2 To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape value

- A.3.3 Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.
- A.3.4 Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process.
- A.3.5 These include issues related natural and cultural heritage (for example ecological, geological or heritage matters), landscape condition, associations (in terms of connections with people, arts or events), distinctiveness (i.e. a sense of unique identity in the landscape), recreational opportunities, perceptual aspects (including scenic quality, wildness and tranquillity) and landscapes with a clearly identifiable role or function.
- A.3.6 Even where a landscape is included in the boundaries of a formal designation, landscape value will vary in response to the specific landscape that is being considered based on its condition, sense of seclusion or isolation, the presence or absence of detracting features, the presence or absence of rare or distinctive elements and features, and, the degree to which these form key characteristics.
- A.3.7 Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPOs

or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

A.3.8 The following table sets out the criteria that have been considered for determining landscape value. These are informed by the factors identified the LI TGN 02/21¹.

Table A.1: Factors used for determining landscape value

Value	Factors
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent. Landscape condition in respect of the physical state of individual elements or overall structure is good. Landscape associations might be understood in the national context. The distinctiveness of the landscape reflects a strong sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are extensive. Perceptual scenic/visual qualities are objectively considered as good. Perceptual qualities of wildness, tranquillity and/or dark skies are elevated. Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.

¹ Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

Value	Factors
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent. Landscape condition in respect of the physical state of individual elements or overall structure is fair. Landscape associations might be understood in the local context. The distinctiveness of the landscape reflects a common sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are available. Perceptual scenic/visual qualities are objectively considered as ordinary. Perceptual qualities of wildness, tranquillity and/or dark skies are fair. Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet. Landscape condition in respect of the physical state of individual elements or overall structure is poor. Landscape associations which might be understood are highly localised or esoteric. The distinctiveness of the landscape reflect a generic sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are limited. Perceptual scenic/visual qualities are objectively considered as poor. Perceptual qualities of wildness, tranquillity and/or dark skies are degraded. Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.

A.3.9 Not all considerations for landscape value carry equally weighting in all scenarios. Consequently, professional judgement is applied to establish a balance, and interim categories of 'low to medium' and/or 'medium to high' are employed as necessary.

Landscape susceptibility

- A.3.10 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
- A.3.11 The following table sets out the criteria that have been considered for determining landscape susceptibility.

Table A.2: Criteria for landscape susceptibility

Susceptibility	Criteria
High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are not easily retained, replaced or substituted or that reflect strategies for landscape conservation. Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted or that reflect strategies for landscape maintenance or enhancement. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.

Susceptibility	Criteria
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted, or where there are few/no existing elements present or that reflect landscape strategies for landscape creation or restoration. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.

- A.3.12 Not all considerations for landscape susceptibility carry equally weighting in all scenarios. Consequently, professional judgement is applied to establish a balance, and interim categories of 'low to medium' and/or 'medium to high' are employed as necessary.

Landscape sensitivity

- A.3.13 Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- A.3.14 Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development being proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.
- A.3.15 As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- A.3.16 Overall judgements on landscape sensitivity are subsequently described as 'high', 'medium' or 'low' (or combinations of these).
- A.3.17 In drawing together judgements on landscape value and susceptibility in respect of landscape sensitivity, higher levels of landscape sensitivity will occur where landscape value and landscape susceptibility are toward the upper end of the scale.
- A.3.18 Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.

A.3.19 More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower.

A.3.20 It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Magnitude of landscape impacts

A.3.21 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape impacts has been assessed in accordance with the criteria set out in the following table.

Table A.3: Criteria for determining magnitude of landscape impacts

Magnitude	Criteria
Very high	The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered very large. Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
High	The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered large. Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.

Magnitude	Criteria
Medium	The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered moderate. Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
Low	The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered small Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved
Negligible	The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered very small Where the geographical extent would substantially influence the landscape of the site only Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no perceived change to the landscape

A.3.22 As with landscape value and landscape susceptibility, interim categories are employed where necessary.

A.3.23 These judgements are then taken forward to an assessment of the significance of landscape effects.

A.4. ASSESSMENT OF VISUAL EFFECTS

A.4.1 Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints. The assessment of visual effects considers the receptor at a

location, selected as a point that is either particularly representative of a visual experience or where it is the worst-case scenario of a view (for example, a more elevated location at an open point of a PROW, rather than somewhere enclosed by vegetation, even if the route is predominantly enclosed by vegetation).

Visual sensitivity

- A.4.2 Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.
- A.4.3 The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guidebooks, provision of facilities, presence of interpretation).
- A.4.4 For example, views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.
- A.4.5 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.
- A.4.6 For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.
- A.4.7 The following table sets out the definitions of sensitivity for different visual receptors. The considerations set out in the table draw together matters of value and matters of susceptibility.

Table A.4: Criteria for visual sensitivity

Sensitivity	Definition
Very high	Designated or protected views or views from publicly accessible locations in protected landscapes Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit
High	Occupiers of residential properties People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity
Medium	People travelling more generally through the landscape on roads, rail or other transport routes People staying in hotels and healthcare institutions People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life People engaged in formal sports where the visual setting may play a role, but attention is focused on the activity Views from publicly accessible locations in degraded landscapes

A.4.8 As with landscape value and landscape susceptibility, interim categories are employed where necessary.

A.4.9 It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, in order to determine sensitivity as set out in the table above; there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

Magnitude of visual impacts

A.4.10 The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

Table A.5: Criteria for determining magnitude of visual impacts

Magnitude	Criteria
Very High	The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable Alteration in very close proximity
High	The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve Alteration in close proximity
Medium	The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve
Low	The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved

Magnitude	Criteria
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no view of the proposed development in the view

A.4.11 Interim categories are employed where necessary.

A.4.12 These judgements are then taken forward to an assessment of the significance of visual effects.

A.5. DEFINING SIGNIFICANCE OF EFFECTS

A.5.1 For both landscape and visual effects, the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

A.5.2 Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

A.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

A.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform judgements on the effects and help inform the overall judgement of a decision maker.

A.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

Table A.6: Criteria for determining significance of landscape effects

Significance of Effect	Description The proposed development would:
Major Adverse (Negative) Effect	Be at substantial variance with the character of the receiving landscape. Result in the total loss of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Be at variance or inconsistency with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Detract from the sense of place.
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Have some variance with characteristic elements and features. Have a limited influence on sense of place.
Negligible (Adverse (Negative) Effect	Result in such limited changes to character that, whilst any variance may be barely perceptible as a negative change, the degree of change is not likely to give rise to the character of the receiving landscape.
Neutral	Potentially be barely perceptible but would not be apparent as either a positive or negative change and would consequently maintain the character of the receiving landscape; blend in with characteristic elements and features; and/or Enable the sense of place to be retained.
Negligible Beneficial (Positive) Effect	Result in such limited changes to character that, whilst any variance may be barely perceptible as a positive change, the degree of change is not likely to give rise to a material change to the character of the receiving landscape.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.
Moderate Beneficial (Positive) Effect	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from previous inappropriate management or development. Enable the sense of place to be restored.
Major Beneficial (Positive) Effect	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from previous inappropriate management or development. Enable the sense of place to be enhanced.

Table A.7: Criteria for determining significance of visual effects

Significance of Effect	Description
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

A.5.6 GLVIA3 suggests that scales of three or four (but a maximum of five) categories are preferred (GLVIA3, para 3.27). However, for both landscape and visual effects, interim categories of ‘negligible to minor’, ‘minor to moderate’ and ‘moderate to major’ are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.

Assessment of Significance

- A.5.7 Significance can only be defined in relation to each development and its specific location, and in landscape and visual terms there are no definitive rules as to what constitutes a significant effect.
- A.5.8 The GLVIA3 state that, in relation to the EIA Regulations:
- A.5.9 *"emphasis is on the identification of likely significant environmental effects. This should embrace all types of effect and includes for example those that are positive/beneficial and negative/adverse... Identifying significant effects stresses the need for an approach that is in proportion to the scale of the project and the nature of its likely effects."*
- A.5.10 For the purposes of this LVIA, in relation to the Site and Proposed Development, effects are considered to be 'significant' where these are judged to be 'moderate to major' or 'major' (either adverse or beneficial) (noting that this is for the purpose of this LVIA[<] and not necessarily significant 'in EIA terms').
- A.5.11 However, it is important to note that there remains an element of professional judgement when drawing together an 'overall judgment' on effects and that one single 'significant effect' might not lead to landscape and visual effects being significant on balance (for example, one viewpoint subject of a significant effect may not equate to visual effects being significant overall).



Appendix B: Illustrative Landscape Masterplan



- Key**
- Site boundary
 - Existing trees to be retained
Root protection areas indicated with magenta dashed line
 - Existing hedgerows to be retained
 - Existing trees and hedgerows to be removed
 - Proposed native tree groupings
 - Proposed street trees
 - Proposed statement trees
 - Proposed native trees
 - Proposed rear garden trees
 - Proposed mixed native hedgerow planting
 - Proposed ornamental hedgerow planting
 - Proposed ornamental shrub planting
 - Proposed native shrub planting (to bund)
 - Proposed bulb planting
 - Proposed wildflower meadow
 - Proposed amenity grass area
 - Proposed wetland meadow mixture grassland
 - Mown footpath (permissive)
 - Hoggin gravel footpath
 - Trim trail play stations
 - Bench seating opportunities

7/23/2024	B	Updates to design team comments
7/19/2024	A	Updates to revised site layout.
24/05/2024	-	First issue.

DATE	NO	REVISION NOTE
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ILLUSTRATIVE LANDSCAPE MASTERPLAN

LAND AT STATION ROAD, MARKET BOSWORTH

CLIENT
MILLER HOMES

DATE 24/05/2024	SCALE 1:500 @A0	TEAM AP	APPRVD AP
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DRAWING NUMBER

P24-1884_EN_0007_B_0001



Figures



Key

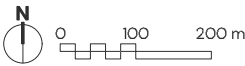
 Site Boundary

11/01/2024	-	First Issue
DATE	NO	REVISION NOTE

Figure 1: Site Location

Land at Station Road,
Market Bosworth

CLIENT
Miller Homes

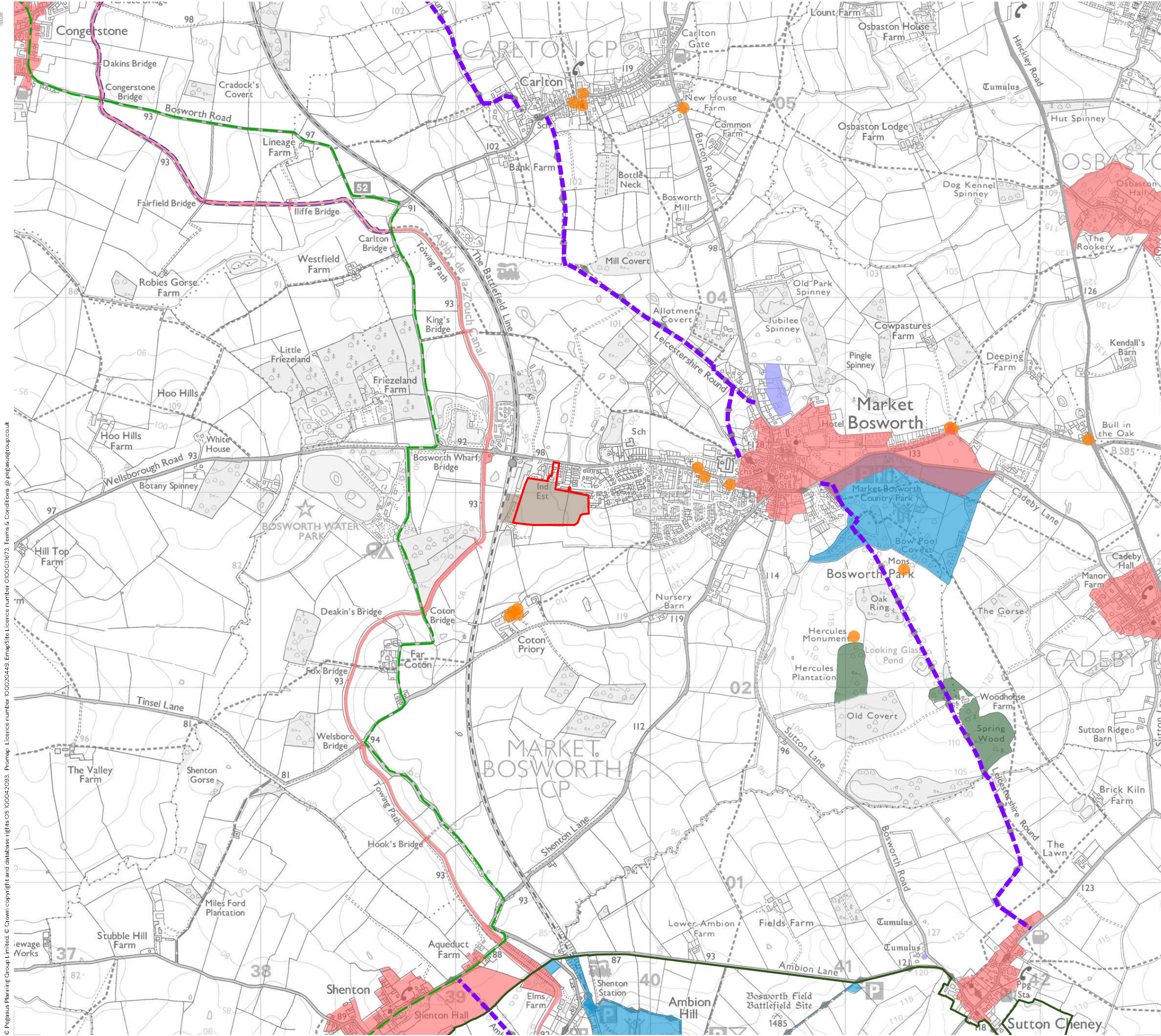


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DRAWING NUMBER

P23-1884_EN_0001_-_1 SL





Key

Site Boundary

Mixed Use Allocation (MKBOS02) *****

Conservation Areas ****

Scheduled Monument *

Country Park *

Ancient Woodland *

Battlefield *

Sites of Special Scientific Interest *

Long Distance Route - Leicestershire Round

National Cycle Route 52 ***

Listed Buildings
(excluding those within a conservation area) **

References:

* [www.magic.gov.uk](#)

** Historic England

*** [www.sustrans.org.uk](#)

**** [www.hinckley-bosworth.gov.uk](#)

*****Site Allocations and DM Policies DPD - Adopted July 2016

11/01/2024

-

First Issue

DATE

NO

REVISION NOTE

Figure 2: Planning Designations

Land at Station Road,
Market Bosworth

CLIENT

Miller Homes

DATE

11/01/2024

SCALE

1:20000@A3

TEAM

SK

APPRVD

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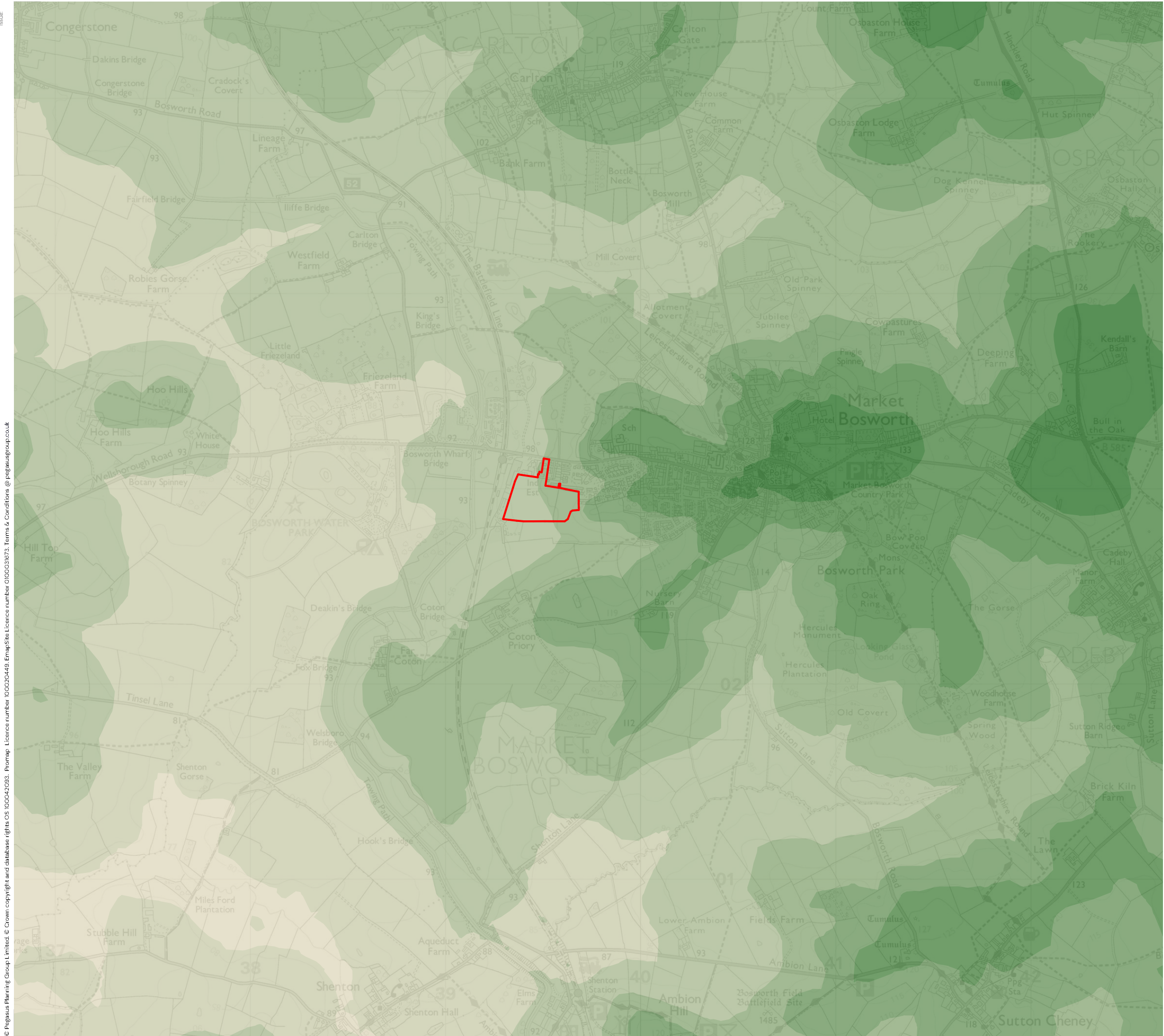
P23-1884_EN_0002_-_1 PD

0

250

500 m

PEGASUS GROUP



Key

Site Boundary

130m-140m AOD

120m-130m AOD

110m-120m AOD

100m-110m AOD

90m-100m AOD

80m-90m AOD

70m-80m AOD

11/01/2024 - First Issue
DATE NO REVISION NOTE

Figure 3: Topography

Land at Station Road,
Market Bosworth

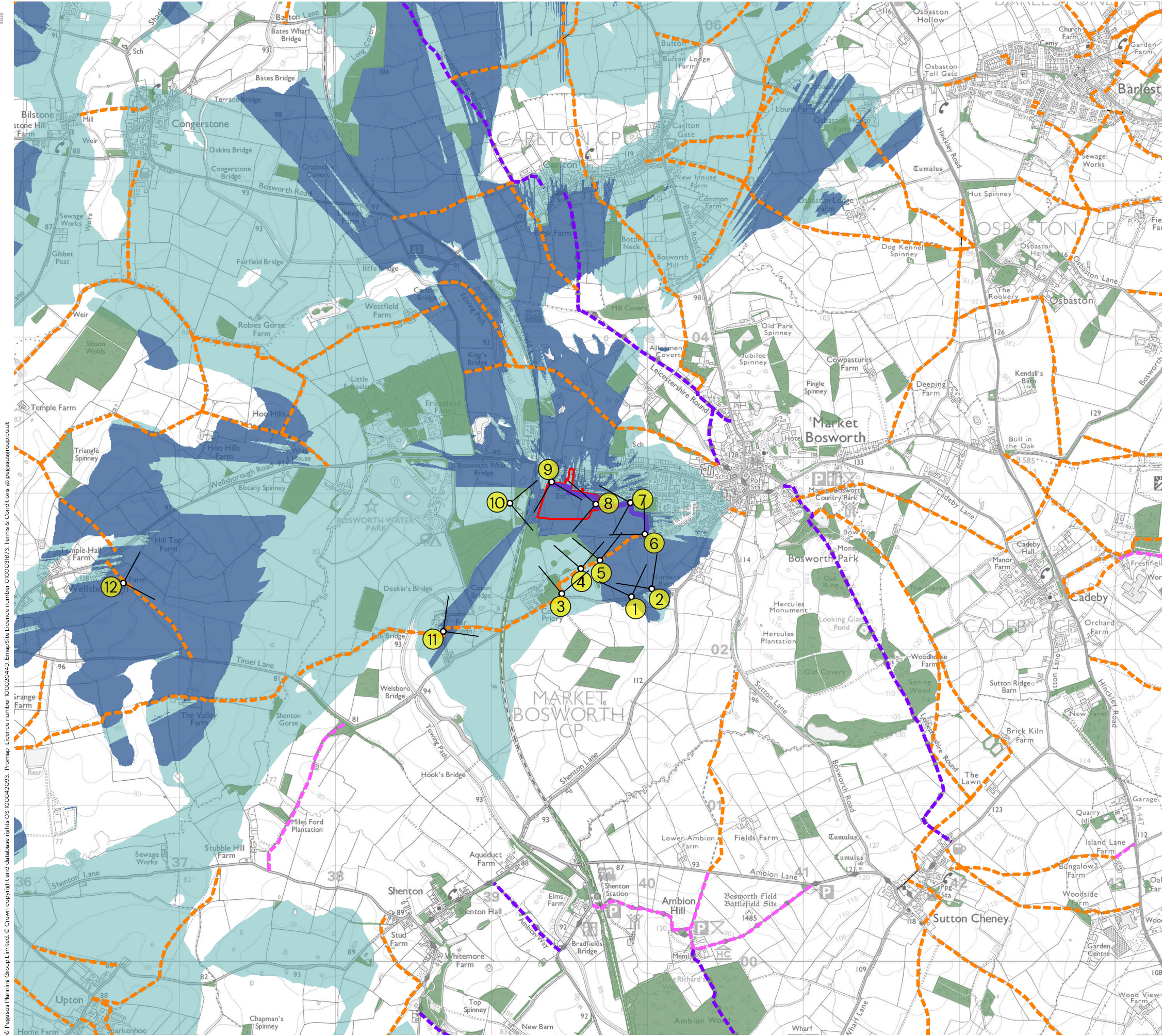
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Miller Homes

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DRAWING NUMBER

P23-1884_EN_0003_-_1 TP





Key

Site Boundary

Footpath

Bridleway

Long Distance Route

Viewpoint Locations

Route of Permissive Path

Bare Earth Zone of Theoretical Visibility - Maximum 11m

Screened Zone of Theoretical Visibility - Maximum 11m

OS Open Map Local Woodland - Maximum 15m

Screened ZTV Production Information -
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

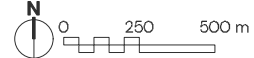
N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

11/01/2024	-	First Issue
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Figure 5: ZTV, Viewpoints and PRoW

Land at Station Road,
Market Bosworth

CLIENT
Miller Homes



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DRAWING NUMBER

P23-1884_EN_0005_-_1 ZTV





Viewpoint 1: View from Tinsel Lane, looking north-west.

Viewpoint details:

<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39906 02339	608m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
119m	6D	60°



Viewpoint 2: View from Tinsel Lane, looking north-west.

Viewpoint details:

<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39779 02314	600m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
115m	6D	60°

Figure 6: Viewpoint Photographs
Land at Station Road, Market Bosworth

Client | Miller Homes

Drawing number | P23-1884_EN_0006_- _0001

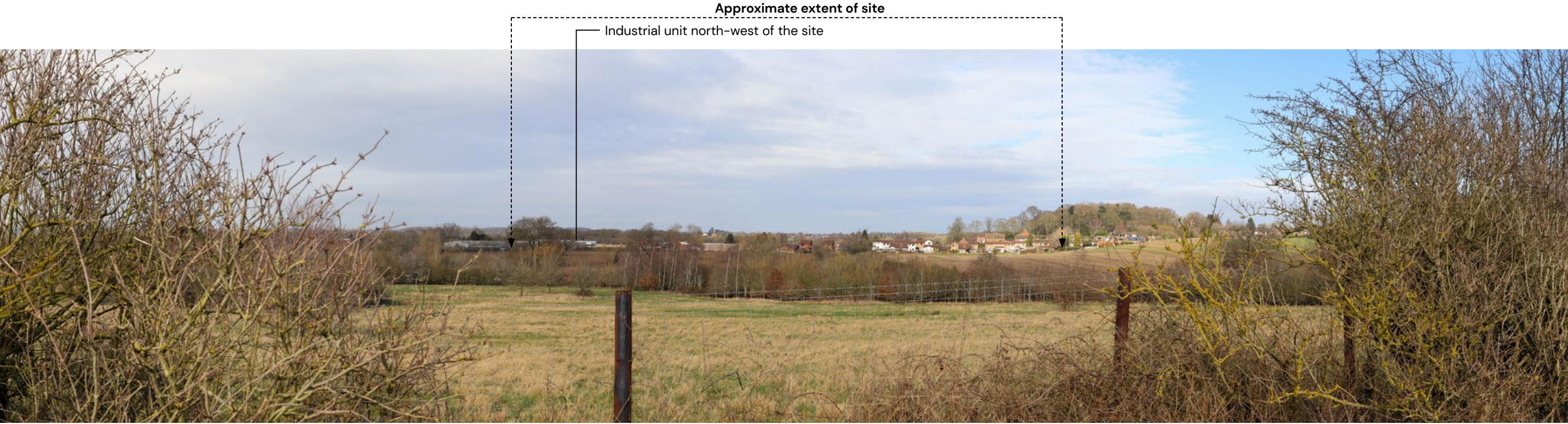
Date 11/03/2024
Team JW
App JP

PEGASUS
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Viewpoint 3: View from footpath S72, east of Coton Priory, looking north.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39450 02373	500m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
108m	6D	60°



Viewpoint 4: View from footpath S72, south of site, looking north.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39591 02542	330m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
106m	6D	60°

Figure 6: Viewpoint Photographs

Land at Station Road, Market Bosworth

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Drawing number | P23-1884_EN_0006_- _0001

Date 11/03/2024
Team JW
App JP

Approximate extent of site



Viewpoint 5: View from footpath S72, south-east of site, looking north.

Viewpoint details:		
Approx. grid reference:	Distance to site:	Date:
SK 39742 02592	316m	27/02/2024
Approx. elevation:	Camera type:	Approx. H FoV:
108m	6D	60°

Approximate extent of site



Viewpoint 6: View from footpath S72, west of residential edge, looking north-west.

Viewpoint details:		
Approx. grid reference:	Distance to site:	Date:
SK 40002 02754	360m	27/02/2024
Approx. elevation:	Camera type:	Approx. H FoV:
109m	6D	60°



Viewpoint 7: View from permissive path east of the site, looking west.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39907 02953	334m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
119m	6D	60°



Viewpoint 8: View from eastern site boundary.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 39678 02908	On Site Boundary	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
107m	6D	60°

Figure 6: Viewpoint Photographs

Land at Station Road, Market Bosworth

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Date 11/03/2024

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Viewpoint 9: View from permissive path, north-western corner of site.

Viewpoint details:		
Approx. grid reference:	Distance to site:	Date:
SK 39389 03062	On Site Boundary	27/02/2024
Approx. elevation:	Camera type:	Approx. H FoV:
98m	6D	60°



Viewpoint 10: View from canal towpath, Ashby de la Zouch canal, looking east.

Viewpoint details:		
Approx. grid reference:	Distance to site:	Date:
SK 39123 02938	194m	27/02/2024
Approx. elevation:	Camera type:	Approx. H FoV:
92m	6D	60°

Figure 6: Viewpoint Photographs

Land at Station Road, Market Bosworth

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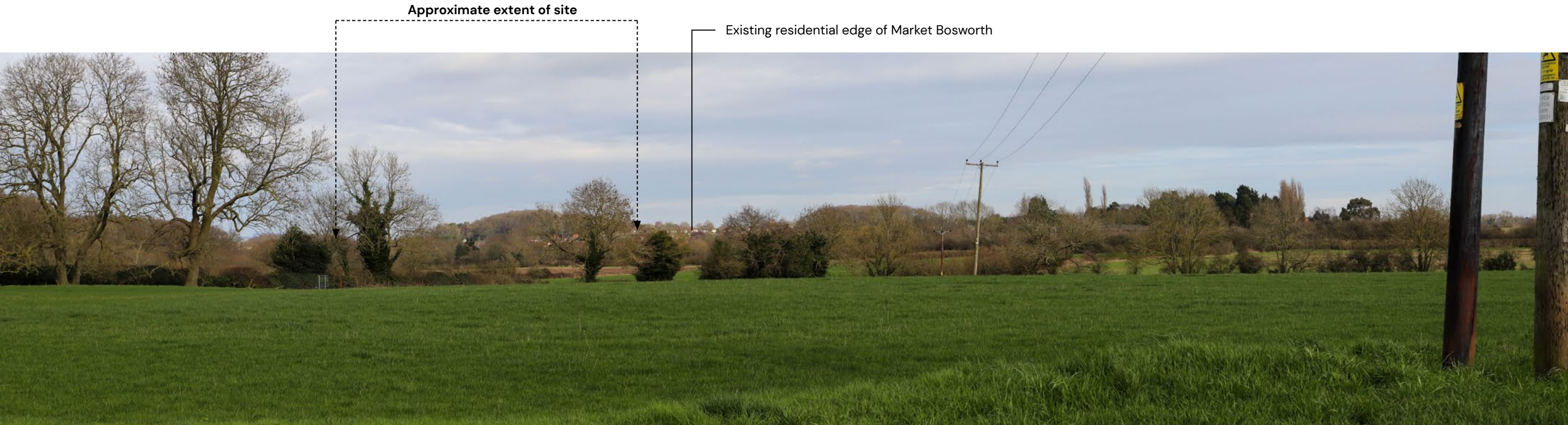
Drawing number | P23-1884_EN_0006_- _0001

Date 11/03/2024

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Viewpoint 11: View from footpath S72 at junction with Coton Lane, looking north-east.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 38713 02140	961m	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
100m	6D	60°



Viewpoint 12: View from footpath S98 at Wellsborough, looking east.

Viewpoint details:		
<i>Approx. grid reference:</i>	<i>Distance to site:</i>	<i>Date:</i>
SK 36644 02434	2.65km	27/02/2024
<i>Approx. elevation:</i>	<i>Camera type:</i>	<i>Approx. H FoV:</i>
108m	6D	60°

Figure 6: Viewpoint Photographs

Land at Station Road, Market Bosworth

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